



Community Development Department
Current Planning Division
12725 SW Millikan Way/PO Box 4755
Beaverton, OR 97076
General Information: (503) 526-2222 V/TDD
www.BeavertonOregon.gov

MEMORANDUM

City of Beaverton

Community Development Department

To: Interested Parties

From: City of Beaverton Planning Division

Date: April 5, 2019

Subject: **ADJ2018-0009 / DR2018-0177 / LD2018-0042 / TP2018-0012**
2nd and Lombard Apartments

Please find attached the Notice of Decision for **ADJ2018-0009 / DR2018-0177 / LD2018-0042 / TP2018-0012 - 2nd and Lombard Apartments**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decision for ADJ2018-0009 / DR2018-0177 / LD2018-0042 / TP2018-0012 - 2nd and Lombard Apartments, is final, unless appealed within twelve (12) calendar days following the date of the decision. The procedures for appeal of a Type 2 Decision are specified in Section 50.65 of the Beaverton Development Code. The appeal shall include the following in order for it to be accepted by the Director:

- The case file number designated by the City.
- The name and signature of each appellant.
- Reference to the written evidence provided to the decision making authority by the appellant that is contrary to the decision.
- If multiple people sign and file a single appeal, the appeal shall include verifiable evidence that each appellant provided written testimony to the decision making authority and that the decision being appealed was contrary to such testimony. The appeal shall designate one person as the contact representative for all pre-appeal hearing contact with the City. All contact with the City regarding the appeal, including notice, shall be through this contact representative.
- The specific approval criteria, condition, or both being appealed, the reasons why a finding, condition, or both is in error as a matter of fact, law or both, and the evidence relied on to allege the error.
- The appeal fee of \$250.00, as established by resolution of the City Council.

The appeal closing date ADJ2018-0009 / DR2018-0177 / LD2018-0042 / TP2018-0012 - 2nd and Lombard Apartments, is 4:30 p.m., April 17, 2019.

The complete case files including findings, conclusions, and conditions of approval, if any, are available for review. The case files may be reviewed at the Beaverton Planning Division, Community Development Department, 4th Floor, Beaverton Building/City Hall; 12725 SW Millikan Way between 7:30 a.m. and 4:30 p.m., Monday through Friday, except holidays. For more information about the case file, please contact Steve Regner, Senior Planner, at (503) 526-2675.

Accessibility information: This information can be made available in large print or audio tape upon request. Assistive listening devices, sign language interpreters, or qualified bilingual interpreters can be made available at any public meeting or program with 72 hours advance notice. To request these services, contact **Steve Regner** by calling 711 **503-526-2675** or email sregner@beavertonoregon.gov



STAFF REPORT

DATE: April 5, 2019

TO: Interested Parties

FROM: Steve Regner, Senior Planner

PROPOSAL: **2nd and Lombard Apartments**
ADJ2018-0009 / DR2018-0177 / LD2018-0042 / TP2018-0012

LOCATION: 4870 SW Franklin Ave, 4755 SW Lombard Ave, 4825 SW Lombard Ave, and 4855 SW Lombard Ave
Tax Lots 3900, 4100, 4101, 5000 and 5400 of Washington County Assessor's Map 1S115BC

ZONING: RC-OT District (Regional Center – Old Town)

SUMMARY: The applicant, Rembold Properties, requests Design Review Two approval for the construction of a mixed-use apartment building with 172 dwelling units and approximately 2,650 square feet of retail. The applicant further requests a Minor Adjustment to exceed the maximum height of the zone by four feet, a Replat Type One to consolidate five lots into one legal lot, and a Tree Plan Type Two for the removal of 43 Community Trees.

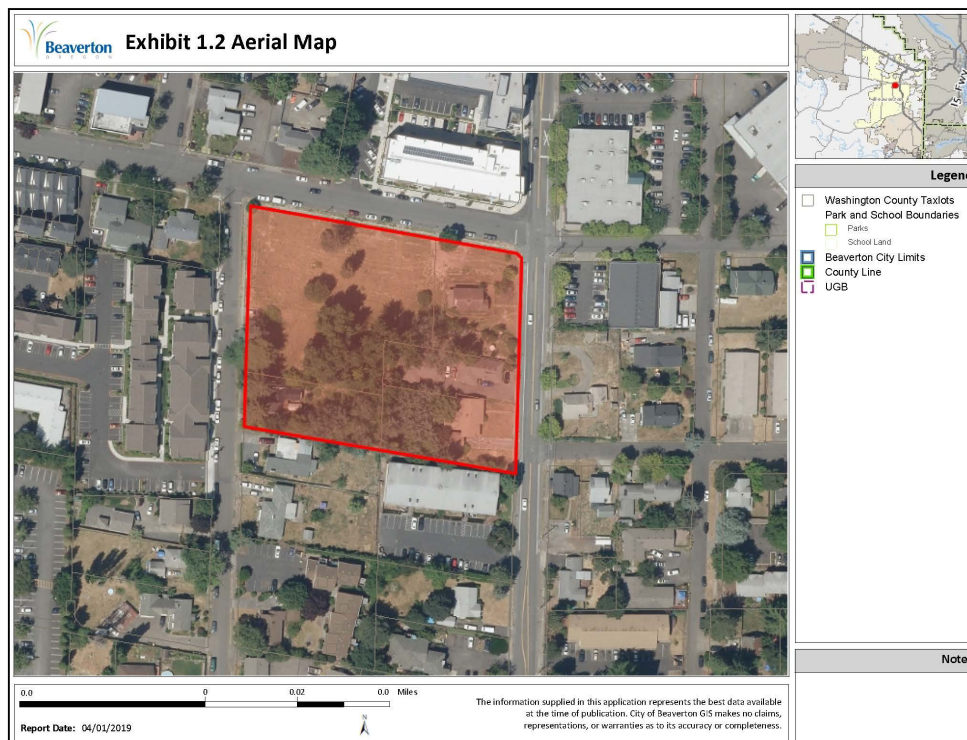
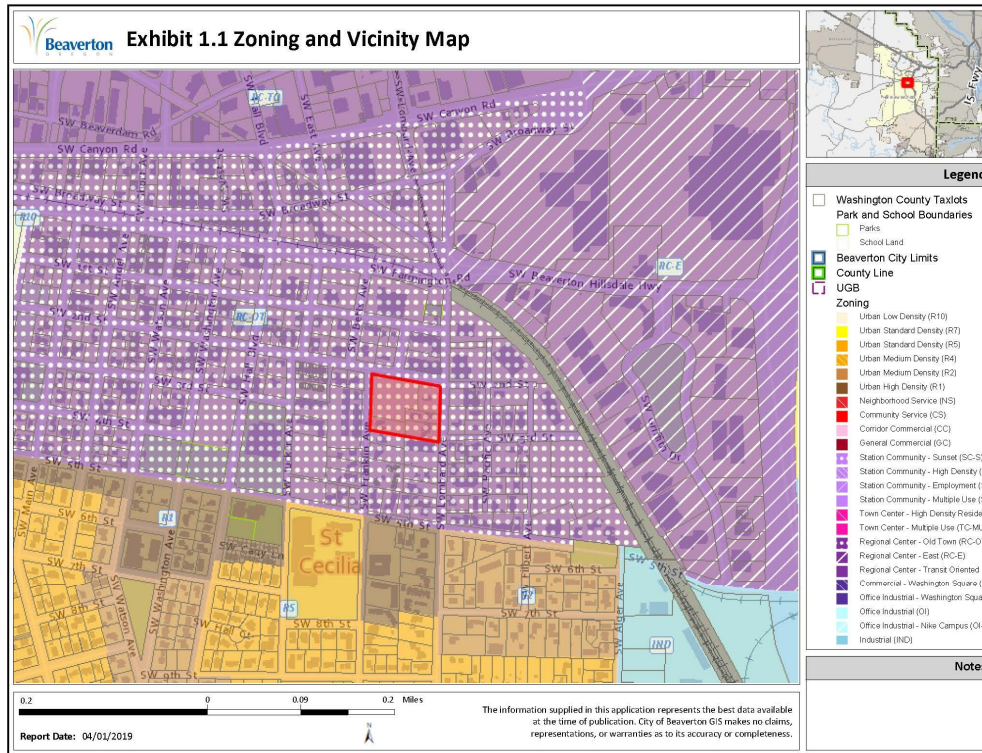
APPLICANT: Rembold Properties
Kali Bader
10305 SW Park Way, Suite 204
Portland, OR 97225

APPLICANT'S REPRESENTATIVE: Angelo Planning Group
Frank Angelo
921 SW Washington Street, Suite 468
Portland, OR 97205

PROPERTY OWNER: Burnside Pacific, LLC
Robert Burnside
22705 Alfalfa Market Road
Bend, OR 97701

RECOMMENDATION: **APPROVAL OF ADJ2018-0009 / DR2018-0177 / LD2018-0042 / TP2018-0012 2nd and Lombard Apartments, subject to conditions identified at the end of this report.**

EXHIBIT 1 ZONING/VICINITY/AERIAL MAP



BACKGROUND FACTS

Key Application Dates:

Application	Submittal Date	Deemed Complete	120-Day*	365-Day**
ADJ2018-0009	Dec. 19, 2018	Feb. 19, 2019	June 19, 2019	Feb. 20, 2019
DR2018-0177	Dec. 19, 2018	Feb. 19, 2019	June 19, 2019	Feb. 20, 2019
LD2018-0042	Dec. 19, 2018	Feb. 19, 2019	June 19, 2019	Feb. 20, 2019
TP2018-0012	Dec. 19, 2018	Feb. 19, 2019	June 19, 2019	Feb. 20, 2019

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, without a continuance, by which a final written decision on the proposal can be made.

** This is the latest date, with a continuance, by which a final written decision on the proposal can be made.

Existing Conditions:

Zoning	RC-OT	
Current Development	Detached Housing	
Site Size	Approximately 2.51 acres	
NAC	Central Beaverton	
Surrounding Uses	<u>Zoning:</u> North: RC-OT East: RC-OT South: RC-OT West: RC-OT	<u>Uses:</u> North: Attached Residential East: Detached Residential & Office South: Attached & Detached Residential West: Attached Residential & Service Business

DESCRIPTION OF APPLICATIONS AND TABLE OF CONTENTS

	PAGE No.
Attachment A: Facilities Review Committee Technical and Recommendation Report	FR1-11
Attachment B: ADJ2018-0009 Minor Adjustment	ADJ1-5
Attachment C: DR2018-0177 Design Review Two	DR1-10
Attachment D: LD2018-0042 Replat One	LD1-4
Attachment E: TP2018-0012 Tree Plan Two	TP1-5
Attachment F: Conditions of Approval	COA1-6

Exhibit 1: Zoning/Vicinity/Aerial Maps

Exhibit 2: Tualatin Valley Fire & Rescue Service Provider Letter

Exhibit 3: Public Comments:

Exhibit 3.1 Email received from Stacey Glenewinkel, on March 18, 2019, expressing concern about tree removal on the site. Ms. Glenewinkel notes that trees play an important role in the community, and asks that any trees older than 50 years be preserved. Staff acknowledges the important role of trees in a healthy urban environment, but note that there are no Development Code regulations that require preservation or mitigation based on the age of a tree. The 43 trees proposed for removal on site are categorized as Community Trees, which are allowed to be removed in cases where development is occurring and no reasonable alternative exists, with no required mitigation. Staff notes that proposal includes the planting of approximately 75 new trees.

**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
ADJ2018-0009 / DR2018-0177 / LD2018-0042 / TP2018-0012
2ND AND LOMBARD APARTMENTS**

Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Staff Report, the Facilities Review Conditions may be re-numbered and placed in different order.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the submitted applications as identified below:

- **All twelve (12) criteria are applicable to the Design Review application as submitted.**
- **Facilities Review criteria do not apply to the Tree Plan. Land Division and Adjustment applications.**

A. All critical facilities and services related to the development have, or can be improved to have, adequate capacity to serve the proposal at the time of its completion.

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection. The Committee finds that the proposal includes necessary on-site and off-site connections and improvements to public water and public sanitary sewer facilities.

Public Water

Water service for this site is provided by the City of Beaverton. To ensure adequate flow, the applicant is proposing to install a new 12 inch public water line through the site, connecting to public lines in SW Lombard Avenue and SW Franklin Avenue. City staff note that the existing 6 inch public water line in SW 2nd Street is undersized for urban development, but flow data taken from hydrants at 3rd Street and SW Lombard Avenue and SW 2nd Street and SW Lombard Avenue demonstrate satisfactory residual water pressure with the addition of the water line through the site. Therefore, adequate capacity exists to serve the site.

Public Sanitary Sewer

Sanitary sewer service for this site is provided by the City of Beaverton. The applicant proposes to connect to an existing 8 inch sanitary sewer line in SW 2nd Street. Adequate capacity exists to serve the proposed development.

Stormwater

Stormwater is provided by the City of Beaverton. The development proposes to connect to an existing stormline in SW Lombard Avenue. Water quantity is addressed by a combination of underground detention south of the building, and rain garden planters north of the building. Water quality will be addressed through the payment of in-lieu fees. The applicant has provided a utility plan and storm drainage report showing how the development can be served. Adequate capacity exists to serve the proposed development.

Transportation

The proposed development will have 172 dwelling units and approximately 2,650 square feet of retail space. According to the Traffic Impact Analysis (TIA) prepared by Lancaster Engineering, the applicant's traffic engineer, the development is expected to generate 61 trips during the AM peak hour and 79 trips during the PM peak hour. The surrounding street system is able to accommodate the proposed development's traffic and continue to meet city performance standards.

Fire Protection

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue Department (TVF&R). TVF&R has provided conditions of approval for the development through a Service Provider Letter (Exhibit 2 of this report). By meeting the conditions of approval the proposal will meet TVF&R requirements which will be verified at the time of Site Development Permit issuance.

The Committee finds that the proposed development will provide the required critical facilities, as conditioned. Therefore, the Committee finds the proposal meets the criterion for approval.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- B. Essential facilities and services are available, or can be made available, with adequate capacity to serve the development prior to occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five years of occupancy.***

Chapter 90 of the Development Code defines "essential facilities" to be services that include schools, transit improvements, police protection, and pedestrian and

bicycle facilities in the public right-of-way. The applicant's plans and materials were forwarded to City Transportation staff and City Police Department.

The site will be served by the Tualatin Hills Park and Recreation District (THPRD).

The City of Beaverton Police will continue serve the development site.

Tri-Met will serve the development site. The site is most directly served by three bus lines on SW Lombard Avenue, the 42, 53, and 88 lines, approximately 100 feet from the subject site.

Bicycle parking will be installed to meet the applicable Development Code requirements. Three racks will be installed on SW Lombard Avenue, and four racks will be installed on SW 2nd Avenue. Long term parking will be supplied on-site via a single covered rack on SW 2nd, 164 spaces in bike rooms, and at least 18 spaces in-unit.

Pedestrian access in the right of way is provided by minimum 10 foot wide sidewalks along the entirety of the subject property frontage of SW Franklin Avenue, SW 2nd Street, and SW Lombard Ave. The Engineering Design Manual requires block sizes not exceed 530 feet along Collectors, and intervals of no greater than 330 feet in areas of higher density mixed use development. SW Lombard Avenue is a Collector Street. Currently, the block size on the west side of SW Lombard Avenue between SW 2nd Street and SW 5th Street is approximately 730 feet. Therefore, some access between SW Lombard and SW Franklin must be provided. The applicant proposes to dedicate 12 feet of right way at the southern end of the site, developed with an eight foot asphalt path and two foot shoulders on either side to provide publicly accessible pedestrian and bicycle access. The committee recommends a condition requiring this dedication be shown on the lot consolidation plat.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

C. The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject proposal.

Staff cites the Code Conformance Analysis chart at the end of this report, which evaluates the project as it relates the applicable Code requirements of Chapter 20 for the Regional Center – Old Town (RC-OT) zone as applicable to the above mentioned criteria. As demonstrated in the chart, the development proposal meets all applicable standards.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

D. The proposed development is consistent with all applicable provisions of Chapter 60 (Special Regulations) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Regulations), are provided or can be provided in rough proportion to the identified impact(s) of the proposal.

Staff cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates the applicable Code requirements of Chapter 60, in response to the above mentioned criteria.

60.25 Off-Street Loading Requirements

The proposed development is providing zero loading berths. Attached residential uses of any size do not require loading berths. The retail component of the proposal is approximately 2,650 square feet. Retail uses under 7,000 square feet do not require a loading berth. Therefore, zero loading berths are required.

60.12 Habitat Friendly Development Practices

The applicant is proposing a rain garden consistent with the requirements of 60.12.40.5, in order for the proposed building to exceed the 40 foot height limit of the RC-OT zone by 12 feet. Per code, the height increase shall be equal to or less than three square feet of for every one cubic foot of water retained. The proposed building footprint is 33,434 square feet. For the entirety of the building to receive the 12 foot height bonus, a 11,145 cubic foot rain garden must be provided. At the time of land use review, the applicant is proposing a 2,698 square foot rain garden at an average depth of 4.17 feet (4'2"), totaling 11,241 cubic feet. The applicant's rain garden as proposed satisfies the requirements of 60.12.40.5. The Facilities Review Committee recognizes that design refinement may modify these dimensions slightly. Therefore, the committee recommends a condition of approval requiring that the size of the rain garden be consistent with the provisions of 60.12.40.5. Additionally, the committee recommends a condition of approval requiring an easement over the rain gardens to ensure the storm water facility remains for the duration of the building.

60.30 Off-Street Parking

The Development Code requires 0.75 parking spaces per attached dwelling unit, and zero spaces for retail uses. Prior to reductions, the required parking for the 172 unit development is 129 spaces. The project proposes 124 spaces. Utilizing Section 60.30.10.11. Reduction and Exceptions, Subsection E, the applicant may reduce the required number of vehicle parking spaces by no more than 5% by providing two additional long-term parking bicycle parking spaces per reduced vehicle parking space, if the development is within a ¼ mile of a transit stop. The

applicant is requesting a reduction from 129 to 124, a reduction of 4%. For a 5 vehicle parking space reduction, an additional 10 long-term bicycle parking spaces must be provided. The applicant is providing 184 total long-term bicycle parking spaces, 12 greater than the required 172 spaces. A transit stop serving 3 bus lines is within 100 feet of the development. Therefore the requested vehicle parking space reduction is consistent with Section 60.30.10.11.

The applicant proposes 184 long-term and 12 short-term bicycle parking spaces. Two long-term bicycle parking spaces for the retail use are located next to the retail entrance on 2nd Street. The remaining 182 long-term bike bicycle parking spaces are located indoors for the residents. A total of 164 spaces are located in bicycle parking rooms, spread across five floors, and 18 long-term spaces are to be located within individual dwelling units. Short-term bicycle parking spaces are located in three separate places on site, two adjacent to the retail entrance on SW 2nd Street, six spaces near the secondary residential entrance on SW Lombard Avenue, and four spaces near the primary residential entrance on 2nd Street.

Section 60.55.10 General Provisions

As noted above, the applicant prepared a Traffic Impact Analysis (TIA) that demonstrates that the surrounding street system can reasonably accommodate the expected growth in traffic due to the increased size and altered circulation pattern for the school.

Section 60.55.20 Traffic Impact Analysis

The applicant conducted a Traffic Impact Analysis, as required. The study met the applicable standards for scope, contents, analysis, and recommended mitigations.

Section 60.55.25 Street and Bicycle and Pedestrian Connection Requirements

The applicant's plans show that the development will be accessible by foot and by bicycle, as required.

60.60 Trees and Vegetation Requirements

The applicant is proposing to remove all 42 community trees on site to accommodate development. There are several trees on abutting properties to the south that are not proposed for removal. The committee recommends standard conditions of approval for tree protection fencing during construction for any nearby off-site trees.

60.65 Utility Undergrounding

To meet the requirements of Section 60.65, staff recommends a standard condition of approval requiring that utility lines are placed underground.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage ditches, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas and other facilities not subject to maintenance by the City or other public agency.**

The applicant's narrative states that the owner will be the developer of the property, and will maintain all private facilities. The proposal, as represented does not present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private infrastructure and facilities on site.

Therefore, the Committee finds that the proposal meets the criterion.

- F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.***

As noted above in response to criteria A, B and D, the vehicular and pedestrian circulation patterns within the boundaries of the site are safe and efficient for the operation of the proposed development.

Therefore, the Committee finds that the proposal meets the criterion.

- G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.***

As noted above in response to criteria A, B and D, the vehicular and pedestrian circulation patterns within the boundaries of the site are safe and efficient for the operation of the proposed development.

Therefore, the Committee finds that the proposal meets the criterion.

- H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.**

Preliminary comments and conditions of approval have been received from Tualatin Valley Fire and Rescue District (TVF&R), and are incorporated in this report as Exhibit 2. Specific details regarding fire flow and hydrant placement will be reviewed for flow calculations and hydrant locations during site development

and building permit stages.

The Committee concludes that, subject to meeting the conditions of approval the site can be designed in accordance with City codes and standards and provide adequate fire protection.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from hazardous conditions due to inadequate, substandard or ill-designed development.

The Committee finds that review of the construction documents at the building and site development permit stages will ensure protection from hazardous conditions due to inadequate, substandard or ill-designed development. The proposed sidewalks and walkways will be adequately lighted to meet the minimum applicable Design Standards, as a Condition of Approval. The walkways and drive aisles have been designed to meet the applicable Engineering Design Standards.

The Committee finds that review of the construction documents at the building and site development permit stages will ensure protection from hazardous conditions due to inadequate, substandard or ill-designed development.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

J. Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

The applicant states that the proposed grading of the site is designed to convey all surface drainage into catch basins and then into an underground storm detention chamber system. Rain gardens are also provided on the north side of the building.

The applicant must show compliance with Site Development erosion control measure at the time of Site Development permit issuance.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.

The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code and other standards as required by the American Disabilities Act (ADA). Conformance with the technical design standards for Code accessibility requirements are to be shown on the approved construction plans associated with Site Development and Building Permit approvals. The Committee finds that as proposed, the sidewalks and walkways internal to the development appear to meet applicable accessibility requirements and through the site development and building permitting reviews will be thoroughly evaluated. Therefore, the Committee finds that by meeting the conditions of approval, the site will be in conformance with ADA requirements, and would thereby be in conformance with Development Code Section 60.55.25.10 and the criterion will be met.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion for approval.

L. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.

The applicant submitted the applications on December 19, 2018 and was deemed complete on February 19, 2019. In the review of the materials during the application review, the Committee finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

Therefore, the Committee finds the proposal meets the criterion for approval.

Code Conformance Analysis

Chapter 20 Use and Site Development Requirements

Regional Center – Old Town (RC-OT) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.20.20. Land Uses – RC-OT			
Use, Permitted	Attached Residential	The applicant proposes a mixed use building including 172 attached residential units.	YES
Use, Permitted	Retail	The applicant proposes a mixed use building including a 2,651 square foot retail space.	YES
Development Code Section 20.20.15. Site Development Standards – RC-OT			
Land Area Minimum	No Minimum	Approximately 2.51 acres	YES
Lot Dimensions Minimum	No Minimum	Width: Approx. 372 feet Depth: Approx. 300 feet	YES
Yard Setbacks Minimum	Front: 0 feet Side: 0 feet Rear: 0 feet	Front: 0-20 feet Side: 8-12 feet Rear: 129 feet	YES
Building Height Maximum	40'	The maximum building height proposed is 56' above grade plane. The applicant is applying for a Minor Adjustment to building four feet greater than allowed by Site Development Standards. Furthermore, the applicant is proposing to build a rain garden on the north side of the building to receive a 12' height bonus, resulting in a 56' total height allowance.	YES w/ COA See Findings for ADJ2018-0009

Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	Design Review guidelines will be reviewed in the Design Review portion of the staff report.	See Findings for DR2018-0177
Development Code Section 60.07			
Drive-Up window facilities	Requirements for drive-up, drive-through and drive-in facilities.	No drive-up window facilities are proposed.	N/A
Development Code Section 60.10			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	The site is not located within a floodplain, floodway or floodway fringe.	N/A
Development Code Section 60.12			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	<p>A rain garden is proposed to receive a 12 foot height bonus. The square footage of the building footprint receiving the building height increase shall be equal to or less three (3) square feet for every one (1) cubic foot of water retained or detained by the Rain Garden.</p> <p>The building footprint is 33,434 square feet, requiring 11,145 cubic feet of water storage for the entirety of the building to receive the height bonus. The proposed rain garden is 2,698 square feet, at a depth of 4'2", resulting in 11,214 cubic feet.</p>	YES
Development Code Section 60.15 – Land Division Standards			
Land Division Standards	Standards pertaining to Land Divisions	The applicant proposes consolidating five lots into one legal lot.	See Findings for LD2018-0042

Development Code Section 60.25 – Off Street Loading			
Loading Facilities	No Loading Berths Required	The applicant proposes no loading berths.	N/A
Development Code Section 60.30 – Off-Street Parking			
<u>Off-street motor vehicle parking</u> Parking Zone A	Total Required: 129 Spaces	<u>Vehicle Parking</u> 124 spaces Required parking reduced by 5 spaces by providing 10 additional long-term parking spaces, consistent with BDC 60.30.10.11.E	YES
<u>Required Bicycle Parking</u>	Short Term Total: 11 Spaces Long Term Total: 174 Spaces	<u>Bicycle Parking</u> Short Term Total: 12 Spaces – Staple Racks on SW 2 nd and SW Lombard Long Term Total: 184 Spaces – Via Covered Parking, Bike Rooms, In-Unit Storage. 10 extra spaces to satisfy BDC 60.30.10.11.E	
Compact Spaces	Twenty percent of required spaces may be compact.	No compact spaces are proposed.	
Development Code Section 60.55 - Transportation			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	Yes - with COA
Development Code Section 60.60			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	42 Community Trees are proposed for removal. Tree protection must be provided for off-site trees that are potentially impacted by site improvements.	See Findings for TP2018-0012
Development Code Section 60.65			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	To ensure the proposal meets requirements of this section, staff recommends a condition requiring undergrounding completion prior to occupancy.	Yes - with COA

**ANALYSIS AND FINDINGS FOR
MINOR ADJUSTMENT APPROVAL
2ND AND LOMBARD APARTMENTS
ADJ2018-0009**

Section 40.10.05. Adjustment Applications; Purpose

The purpose of an Adjustment application is to provide a mechanism by which certain regulations in this Code may be adjusted if the proposed development continues to meet the intended purpose of such regulations. This Section is carried out by the approval criteria listed herein.

Section 40.10.15.1.C Approval Criteria

In order to approve a Minor Adjustment application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

- 1. *The proposal satisfies the threshold requirements for a Minor Adjustment application.***

Section 40.10.15.1.A.1 Threshold: An application for Major Adjustment shall be required when the following threshold applies:

Involves up to and including a 10% adjustment from the numerical Site Development Requirements specified in Chapter 20 (Land Uses). This threshold does not apply where credits have been earned for height increase through Habitat Friendly Development Practices, as described Section 60.12.40.4., .5., .6., and .7.

The maximum building height in this area of the RC-OT zone is 40 feet. The proposal includes a rain garden that provides a 12 foot height bonus, for a permitted height of 52 feet, consistent with Section 60.12.40.5., which is not considered part of the Minor Adjustment request. The proposed building is 56 feet high, four feet taller than what is permitted by zone and rain garden bonus. The percentage deviation from the height standard is based on the base zone height limit of 40 feet. The 4 foot deviation is 10% of the base zone 40 foot height limit.

Therefore, staff finds that the proposal meets the criterion for approval.

- 2. *The application complies with all applicable submittal requirements as specified in Section 50.25.1 and includes all applicable City application fees.***

The City of Beaverton received the appropriate fee for a Minor Adjustment application.

Therefore, staff finds that the proposal meets the criterion for approval.

3. *Special conditions exist on the site that make it physically difficult or impossible to meet the applicable development standard for an otherwise acceptable proposal.*

The applicant states that the building's design is consistent with the city's desire for higher density residential development in Downtown. While the applicant acknowledges the residential unit count could be developed with a larger building footprint, the required parking could not also be accommodated. The development as proposed already utilizes parking space reduction through providing additional long term bicycle parking spaces. In addition to the parking requirements, a 12 foot wide dedication of right of way for the purposes of a public multi-use path is required, further limiting the possible building footprint.

Furthermore, staff notes that the Development Code incentivizes mixed use buildings in the RC-OT zone by removing density limits on mixed uses buildings. The proposed density is 68.8 units per acre, notably higher than 40 unit per acre maximum allowed in a residential only project. Traditionally, commercial spaces required significantly higher floor height than residential uses. In this case, the first floor is sixteen feet high, and upper stories are ten feet. In order to accommodate 16 foot high commercial first floor, the proposal provides a rain garden to gain 12 feet of height, and requests the minor adjustment for the remaining four feet. While the 12 foot height bonus gained from the rain garden, resulting in a height limit of 52 feet, could potentially accommodate five stories of residential, the lack of a commercial component in the building would prohibit the residential density of that hypothetical building. This minimizes the value of the Low Impact Development bonus allowed for in Section 60.12.40.

Therefore, staff finds that the proposal meets the criterion for approval.

4. *The special conditions or circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute financial hardship or inconvenience.*

The applicant states that the need to balance parking requirements and density, as discussed in response to Criterion 3 is a main driver of request for additional height. Staff adds that the requirement for a dedication of right of way for a public multiuse path reduces the potential for a larger building footprint with one less floor. The requirement for the path is not a result of applicant actions.

Therefore, staff finds that the proposal meets the criterion for approval.

5. *Granting the adjustment as part of the overall proposal will not obstruct pedestrian or vehicular movement.*

The applicant states that the adjustment in building height would not affect the siting of the building or circulation areas. Pedestrian access is provided through sidewalks along SW Lombard, SW Franklin, and SW 2nd frontages, with primary or secondary entrances

on each frontage. Additional pedestrian circulation is provided internal to site south of the building. Vehicle access is located south of the building, with one driveway on SW Franklin and one driveway on SW Lombard, providing access to the parking lot. Staff finds that granting the height request will not obstruct pedestrian or vehicular movement to and through the site.

Therefore, staff finds that the proposal meets the criterion for approval.

6. *City-designated significant trees and/or historic resources, if present, will be preserved.*

There are no City-designated significant trees and/or historic resources on the subject site.

Therefore, staff finds that this approval criterion is not applicable.

7. *If more than one (1) adjustment is being requested concurrently, the cumulative effect of the adjustments will result in a project which is still consistent with the overall purpose of the applicable zoning district.*

The proposal includes one (1) request for adjustment.

Therefore, staff finds that this approval criterion is not applicable.

8. *Any adjustment granted shall be the minimum necessary to permit a reasonable use of land, buildings, and structures.*

The applicant states that the requested four-foot adjustment in building height is the minimum necessary to construct a five-story building that includes a retail component on the ground floor. Including the 12-foot height bonus gained from the rain gardens, the maximum height allowed is 52 feet. Although some building types are capable of including five stories into this height limitation, the inclusion of ground floor retail, where a higher floor height results in a more usable space, makes this very difficult. The additional four feet allows for a fifth floor. Given the importance of the ground floor height requirement, staff find that the requested four-foot adjustment to the maximum building height is the minimum necessary to permit a reasonable use of land and the proposed structure.

Therefore, staff finds that the proposal meets the criterion for approval.

9. *The proposal incorporates building, structure, or site design features or some combination thereof that compensate for the requested adjustment.*

The proposal includes several community benefits that compensate for the requested adjustment. The rain gardens on the north side of the building is a low impact development feature that provides visual interest and attractive landscaping for the public. Additionally, the project is dedicating a 12-foot wide corridor along the entirety of the southern edge of the property for a public multi-use pathway, connecting SW Franklin and SW Lombard, improving the connectivity of the neighborhood.

Staff finds that the proposal provides community benefits that compensate for the four-foot height increase.

Therefore, staff finds that the proposal meets the criterion for approval.

10. *The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more application that have been approved or are considered concurrently with the subject proposal.*

Staff cites the findings in the Code Conformance Analysis chart in the Facilities Review section of this report for the RC-OT zone as applicable to the above-mentioned criteria. As demonstrated on the chart, the proposal meets the site development standards, with the exception of maximum building height. The applicant requests modification of the maximum building height through the subject Minor Adjustment application.

Therefore, staff finds that the proposal meets the criterion for approval.

11. *The proposal is consistent with all applicable provisions of Chapter 60 (Special Requirements) and that all improvements, dedications, or both required by the applicable provisions of Chapter 60 (Special Requirements) are provided or can be provided in rough proportion to the identified impact(s) of the proposal.*

Staff finds that this Major Adjustment proposal, which is limited to building height, will have no impact on development's ability to meet applicable Code requirements of Chapter 60. Compliance with Chapter 60 is also discussed in the Facilities Review (Attachment A), Design Review Two (Attachment C), Replat One (Attachment D) and Tree Plan Two (Attachment E) sections of this report.

Therefore, staff finds that the proposal meets the criterion for approval.

12. *Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas: drainage ditches, roads and other improved rights-of-way,*

structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas and other facilities, not subject to periodic maintenance by the City or other public agency.

The applicant states that the Rembold, as the property owner, will be responsible for overseeing development and maintenance of the site. The applicant will be able to provide continued maintenance and necessary replacement of facilities. Staff find that the design of the common facilities and tracts will allow for adequate maintenance.

Therefore, staff finds that the proposal meets the criterion for approval.

- 13. The proposal does not include any lot area averaging as specified in Section 20.05.50.1.B or include any lot dimension reductions as specified in Sections 20.05.50.2.A.2 and .4 or 20.05.50.2.B.2 and .4.***

The proposal does not include any lot area averaging.

Therefore, staff finds that this approval criterion is not applicable.

- 14. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

The applicant has submitted this Minor Adjustment application with associated Design Review Two, Replat One and Tree Plan Two applications. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of City review. Staff suggests a condition of approval that approval of the Minor Adjustment application is dependent upon the Design Review Two approval.

Therefore, staff find that by meeting the conditions of approval the proposal meets the criterion for approval.

RECOMMENDATION

Based on the facts and findings presented, staff recommends **APPROVAL** of **ADJ2018-0000 (2nd and Lombard Apartments)** subject to the applicable conditions identified in Attachment F.

**DR2018-0177
ANALYSIS AND FINDINGS FOR
DESIGN REVIEW TYPE TWO APPROVAL**

Section 40.03.1 Facilities Review Approval Criteria:

The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B and all the following criteria have been met:

Facilities Review Approval Criteria Section 40.03.1.A-L

Staff has reviewed the applicable Facilities Review criteria in Attachment A to this report. Staff cites the findings presented in Attachment A in response to the Facilities Review approval criteria. As identified in Attachment A, above, the proposal meets Criteria A-L, and therefore meets the criterion for approval.

Therefore, the Committee finds that the proposal meets the criteria.

Section 40.20.05. Design Review Applications; Purpose

The purpose of Design Review is to promote Beaverton's commitment to the community's appearance, quality pedestrian environment, and aesthetic quality. It is intended that monotonous, drab, unsightly, dreary and inharmonious development will be discouraged. Design Review is also intended to conserve the City's natural amenities and visual character by insuring that proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development.

Section 40.20.15.2.C Approval Criteria

In order to approve a Design Review Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. *The proposal satisfies the threshold requirements for a Design Review Two application.*

The applicant proposes to construction an attached residential building with approximately 2,650 square feet of retail on the first floor in the RC-OT zone, where attached residential dwellings are a permitted use, and the site does not abut a Residential District. The proposal meets Thresholds 1 and 3 of the Design Review Type 2 application:

1. "New construction of up to and including 50,000 gross square feet of non-residential floor area where the development does not abut any Residential District."
3. "New construction of attached residential dwellings excluding duplexes, in any zone where attached dwellings are a permitted or

conditional use.”

Therefore, staff finds that the proposal meets the criterion for approval.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

The applicant paid the required associated fee for a Design Review Two application.

Therefore, staff finds that the proposal meets the criterion for approval.

3. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.*

The applicant submitted the application on and was submitted on December 19, 2018, and deemed complete on February 19, 2019. In the review of the materials during the application review, staff finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

Therefore, staff finds that the proposal meets the criterion for approval.

4. *The proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).*

Staff cites the findings in the Design Review Standard Analysis chart in this report which evaluate the project in response to applicable Code standards of Sections 60.05.15 through 60.05.30 (Design Standards). In part, the chart provides a summary response to design review standards determined to be applicable in the subject case. The applicant's plans and materials show compliance with these standards. Certain conditions of approval are proposed to ensure the plan is constructed consistent with these standards.

Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.

5. *For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the additions or modifications are moving towards compliance of specific Design Standards if any of the following conditions exist:*

The proposed apartment building is not an addition or modification of existing

development.

Therefore, staff finds the criterion is not applicable

6. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

The applicant has submitted this Design Review Type Two application, along with a Minor Adjustment, Tree Plan Two, and Replat One for Lot Consolidation for this project. The Design Review approval is subject to approval of the Minor Adjustment, Tree Plan Two, and Replat for Lot Consolidation Approval.

Therefore, staff finds that by meeting the conditions of approval the proposal meets the criterion for approval.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **DR2018-0177 (2nd and Lombard Apartments)**, subject to the conditions below (Attachment F).

Design Standards Analysis
Section 60.05.15 Building Design and Orientation

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Articulation and Variety		
60.05.15.1.A Max length of attached residential buildings	The proposal is not located in a residential zone	N/A
60.05.15.1.B Min 30% articulation	Elevations fronting SW Franklin, SW 2 nd , and SW Lombard are subject to this standard. The architectural variation on the frontages are as follows: North (SW 2nd Street): 69% East (SW Lombard Ave.): 66% West (SW Franklin Ave.): 38%	YES
60.05.15.1.C Max 40' between architectural features	The maximum space between architectural features is 20' on the on any elevation..	YES
60.05.15.1.D Max 150 sq. ft. undifferentiated blank walls facing streets	All building elevations are differentiated with windows, porches, balconies, varying building materials. No elevation has undifferentiated blank walls greater than 150 square feet in area.	YES
Roof Forms		
60.05.15.2.A Min roof pitch = 4:12	Sloped roofs are not proposed.	N/A
60.05.15.2.B Min roof eave = 12"	Sloped roofs are not proposed.	N/A
60.05.15.2.C Flat roofs need parapets	The proposed development has parapet walls that project 3 ft 9.5 inches above the roof line.	YES
60.05.15.2.D New structures in existing development be similar	This is proposed new development.	N/A
60.05.15.2.E 4:12 roof standard is N/A to smaller feature roofs	No feature roofs are proposed.	N/A
Primary Building Entrances		
60.05.15.3 Weather protection for primary entrance	The proposed development has a two primary entrances, one for the commercial area and the other for the building residents. The commercial primary entrance is located on SW 2nd Avenue features a 6-foot recessed entryway and is treated with a metal and wood materials.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	The residential primary entrance is located on SW Lombard Avenue, features a recessed entry wall (9 feet deep and 10 feet wide).	
Exterior Building Materials		
60.05.15.4.A Residential double wall construction	Double wall construction being utilized at primary building and multiple tenant entrances. The double wall construction consists of 2-layers of sheetrock on each side of the exterior walls and either fiber-cement on rainscreen or brick cladding.	YES
60.05.15.4.B Maximum 30% of primary elevation to be made of unfinished concrete block	Use of smooth unfinished concrete is limited to the bases of the building, no greater than 6" tall, constituting less than 30% of the elevation.	YES
60.05.15.4.C Foundations	No unfinished concrete block used as foundation is proposed above grade on any elevation	YES
Roof-Mounted Equipment		
60.05.15.5.A through C Equipment screening	Roof-mounted equipment is proposed to be set back from the edge of the roof to not visible from the adjacent streets and will be screened by an approximately 4-foot tall parapet.	YES w/ COA
Building Location and Orientation along Streets in MU and Com. Districts		
60.05.15.6.A 50% Street Frontage on Class 1 MPR 35% Street Frontage on Class 2 MPR	The proposed structure occupies 91% of the SW 2 nd and 52% of SW Franklin street frontages, both Type 1 MRPs. The building also covers 49% of Lombard, a Type 2 MPR.	YES
60.05.15.6.B Street frontage in Commercial zones	The subject site is in a multiple use zone.	N/A
60.05.15.6.C Buildings w/in 20' of property line	All buildings are proposed to be within 0-16 feet of the property line. Buildings not on the property line along streets provide pedestrian amenities and/or landscaping in those areas.	YES
60.05.15.6.D Buildings located at intersections of MRPs	The proposed structure is at the corners of all adjacent MPR's.	YES
60.05.15.6.E Primary building entrances on Class 1 MPR	Primary entrances are located on SW 2 nd and SW Lombard.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.15.6.F Secondary entrances	All buildings adjacent to MPR's have entrances or pedestrian connections oriented to the street. Secondary entrances are oriented towards SW Franklin and interior parking areas.	YES
Building Scale along Major Pedestrian Routes		
60.05.15.7.A through C 22' Height Minimum 60' Height Maximum	The proposed development is 56' tall.	YES
Ground Floor Elevation on Commercial and Multiple Use Buildings		
60.05.15.8.A 50% Glazing on MPR	Approximately 50% of the ground floor elevation of the elevation with commercial entrances is glazing.	YES
60.05.15.8.B 50% Weather Protection on MPR	Approximately 51% of the ground floor elevations have weather protection.	YES
Compact Detached Housing Design		
60.05.15.9.A-K	Compact Detached Housing is not proposed.	N/A

Section 60.05.20 Circulation and Parking Design

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Connections to the public street system		
60.05.20.1 Connect on-site circulation to existing and planned street system	The proposed development includes new 10-foot sidewalks along all three streets adjacent to the building (SW 2nd Street, SW Franklin Street, and SW Lombard Street). Additionally, the proposal contains an 8-foot-wide pedestrian path on the south border of the site creating a mid-block connection SW Franklin Avenue and SW Lombard Avenue.	YES
Loading Areas, solid waste facilities and similar improvements		
60.05.20.2.A Screen from public view	The proposed waste storage area is interior to the site in and is not visible from the public street. Additionally, all transformers and vaults will be located in the parking lot, which will be screened by a perimeter fence.	YES
60.05.20.2.B Loading areas shall be screened	The only loading area proposed is internal, screened by a solid steel door.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.20.2.C Screening with walls, hedge, wood	Two transformers are located in the central plaza, screened from public view by landscaping and the perimeter fence. All other uses are internal to the buildings.	YES
60.05.20.2.D Chain-link screening prohibited	No chain link is proposed for screening.	YES
60.05.20.2.E Screening of loading waived in some zones.	No loading areas are proposed or required.	N/A
Pedestrian Circulation		
60.05.20.3.A Link to adjacent facilities	Pedestrian circulation is provided to the existing sidewalk system along all street frontages through pedestrian paths throughout the development.	YES
60.05.20.3.B Direct walkway connection	All primary entrances in the proposed development connect directly to the sidewalk on SW Lombard Street or SW 2nd Avenue.	YES
60.05.20.3.C Walkways every 300'	The development has seven pedestrian connections to abutting public streets across approximately 970 feet of lineal frontage. These connections all meet the 300 foot maximum spacing standard.	YES
60.05.20.3.D Physical separation	All pedestrian connections are separated from vehicle parking and traffic by curbs.	YES
60.05.20.3.E Distinct paving	Pedestrian pathways are composed of raised concrete.	YES
60.05.20.3.F 5' minimum width	All pedestrian walkways are a minimum 5 feet wide.	YES
Street Frontages and Parking Areas		
60.05.20.4.A Perimeter Landscaping	The proposed development includes a perimeter landscaping strip along the parking area on SW Franklin Avenue and SW Lombard Avenue. The planting strip between the sidewalk and parking lot for both street frontages varies and is a minimum of 6' in width. Perimeter landscaping is planted with a variety of trees, shrubs, and groundcover as shown on the Landscape Plan (Exhibit L1.00).	YES
Parking and Landscaping		
60.05.20.5.A.2 1 Landscape island per 10 spaces	Landscape planter islands are proposed for areas of surface parking at a ratio of greater than 1 island per 10 spaces.	YES
60.05.20.5.B 70 sq. ft.	All landscape islands are a minimum of 70 square feet and contain a tree and other vegetation.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.20.5.C Raised Sidewalks	Raised sidewalks are not proposed to be counted towards the number of landscape islands. Design proposal includes sufficient number of islands.	N/A
60.05.20.5.D Trees from Street Tree List	The applicant has chosen the Karpick red maple, which is on the Beaverton Street Tree List.	YES
Off-Street Parking Frontages in Multiple-Use Districts		
60.05.20.6.A 50% Max on MPR 1 65% Max on MPR 2	The proposed off-street parking lot is located at the rear of the building, abutting SW Franklin Avenue, Class 1, and Lombard Avenue, Class 2. The percentage of parking lot frontage is approximately 36% on SW Franklin Avenue and 43% on SW Lombard Avenue.	YES
Sidewalks Along Streets and Primary Building Elevations in Multiple-Use and Commercial Districts		
60.05.20.7.A Required sidewalk widths	The proposed development includes 10 foot minimum sidewalks on all frontages, with trees planted in tree wells that allow for minimum five foot unobstructed pathways.	YES
60.05.20.7.B Internal pathway widths	New internal pathways will be ten feet wide along building elevations	YES
60.05.20.7.A Common Greens	Proposal does not include common greens	N/A
Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts		
60.05.20.8.A Drive aisles to be designed as public streets, if applicable	Drive aisles provide access to perpendicular parking spaces.	N/A
Ground Floor uses in parking structures		
60.05.20.9 Parking Structures	No parking structures are proposed.	N/A

Section 60.05.25 Landscape, Open Space, and Natural Areas Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Minimum Landscaping		
60.05.25.5.A Minimum Landscape Area (10%)	Approximately 15.7% of the site is landscaped.	YES
60.05.25.5.B Planting Requirements	13 trees, 26 shrubs, and groundcover are provided meet this standard. 75 trees total are proposed to be planted with the development.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.25.5.C Environmentally Sensitive Areas	The paved courtyard is not being used to count towards landscaping.	N/A
60.05.25.4.D Elevations without ground floor windows	All elevations have ground floor windows.	YES
Retaining Walls		
60.05.25.8 Retaining Walls	No retaining walls are proposed.	N/A
Fences and Walls		
60.05.25.9.A through E Materials	Fencing is proposed to be constructed of durable materials, powder-coated steel fencing, fiber-cement boards, and iron pickets. Sight obscuring fences near driveways must meet the vision clearance requirements of the Engineering Design Manual.	YES w/ COA
Minimize Significant Changes To Existing On-Site Surface Contours At Residential Property Lines		
60.05.25.10 Minimize grade changes	Property is not within or abutting residentially zoned property.	N/A
Integrate water quality, quantity, or both facilities		
60.05.25.11 Location of facilities	Storm water facilities are located underground as well as in rain garden between the building and SW 2 nd . The rain garden is subject to a maximum slope of 2:1. Grading of the rain gardens has not been provided. Staff recommends a condition of approval to require showing compliance with the grading requirements at Site Development permit review.	YES w/ COA
Natural Areas		
60.05.25.12 No encroachment into buffer areas.	No natural areas exist on site	YES
Landscape Buffering Requirements		
60.05.25.13 Landscape buffering between contrasting zoning districts	Property is zoned RC-OT, and abuts and is across the street from RC-OT zoned property. Therefore, no buffering is required.	YES

Section 60.05.30 Lighting Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Adequate on-site lighting and minimize glare on adjoining properties		
60.05.30.1.A Lighting complies with the City's Technical Lighting Standards	The applicant provides a lighting plan with photometric details. On-site lighting meets the minimum lighting requirements in most areas but there are portions of the pedestrian paths that do not meet minimum lighting standards. As a condition of approval the internal vehicular parking area and pedestrian paths must be lit to at least a minimum of 0.5 footcandles.	YES w/ COA
60.05.30.1.B Lighting provided for vehicle and pedestrian circulation	The applicant states that the parking lot will be lit by eight pole mounted lights, and pedestrian areas will be lit by wall mounted LEDs. The resident entrance will also be lit by lighted bollards. Staff recommends a condition requiring details showing light fixtures and mounts at site development.	YES w/ COA
60.05.30.1.C Lighting of Ped Plazas	The applicant's lighting plan shows that the courtyard lit consistent with the Technical Lighting Standards	YES
60.05.30.1.D Lighting of building entrances	The applicant's lighting plan shows lighting at building entrances.	YES
60.05.30.1.E Canopy lighting recessed	Canopy lighting is proposed to be recessed.	YES
Pedestrian-scale on-site lighting		
60.05.30.2.A Pedestrian Lighting	Pole mounted fixtures for lighting the parking lot are 22 feet in height. Staff recommends a condition requiring details showing light fixtures and mounts at site development.	YES w/ COA
60.05.30.2.B Non-Pole Mounted Lighting	All wall mounted lights appear to comply with City's Technical Lighting Standards	YES
60.05.30.2.C Lighted Bollards	Proposed light bollards are under 48 inches. Staff recommends a condition requiring details showing light fixtures and mounts at site development	YES w/ COA

**LD2018-0042
ANALYSIS AND FINDINGS FOR
REPLAT ONE**

Section 40.03.1 Facilities Review Approval Criteria:

The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B and all the following criteria have been met:

Facilities Review Approval Criteria Section 40.03.1.A-L

Staff has reviewed the applicable Facilities Review criteria in Attachment A to this report. Staff cites the findings presented in Attachment A in response to the Facilities Review approval criteria. As identified in Attachment A, above, the proposal meets Criteria A-L, and therefore meets the criterion for approval.

Therefore, the Committee finds that the proposal meets the criteria.

Section 40.45.05 Land Division Applications; Purpose

The purpose of the Land Division applications is to establish regulations, procedures, and standards for the division or reconfiguration of land within the City of Beaverton.

Section 40.45.15.2.C Approval Criteria

In order to approve a Replat One application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. *The application satisfies the threshold requirements for Replat One.*

The applicant proposes to consolidate the five lots that comprise the site into one legal lot. All five lots are within a single existing plat.

- 1. The reconfiguration of lots, parcels, or tracts within a single existing plat that decreases or consolidates the number of lots, parcels, or tracts in the plat*

Therefore, staff find that the proposal meets the criterion for approval.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

The applicant has paid the required application fee for a Replat One application.

Therefore, staff find that the proposal meets the criterion for approval.

3. ***The proposed Replat does not conflict with any existing City approval, except the City may modify prior approvals through Replat process to comply with current Code standards and requirements.***

The proposed application would not conflict with an existing City approval.

Therefore, staff find that the proposal meets the criterion for approval.

4. ***Oversized parcels (oversized lots) resulting from the Replat shall have a size and shape which will facilitate the future potential partitioning or subdividing of such oversized lots in accordance with the requirements of the Development Code. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed lots and future potential development on oversized lots. Easements and rights-of-way shall either exist or be provided to be created such that future partitioning or subdividing is not precluded or hindered, for either the oversized lot or any affected adjacent lot.***

An oversized parcel is defined in Chapter 90 as:

“A lot which is greater than twice the required minimum lot size allowed by the subject zoning district.”

The RC-OT zone has no minimum lot size, therefore, oversized parcels cannot occur in the RC-OT zone.

Therefore, staff find that the criterion for approval does not apply.

5. ***Applications that apply the lot area averaging standards of Section 20.05.15.D. shall demonstrate that the resulting land division facilitates the following:***

a) Preserves a designated Historic Resource or Significant Natural Resource (Tree, Grove, Riparian Area, Wetland, or similar resource); or,

b) Complies with minimum density requirements of the Development Code, provides appropriate lot size transitions adjacent to differently zoned properties, minimizes grading impacts on adjacent properties, and where a street is proposed provides a standard street cross section with sidewalks.

Lot averaging is not proposed with this development.

Therefore, staff find that the criterion for approval does not apply.

- 6. *Applications that apply the lot area averaging standards of Section 20.05.15.D. do not require further Adjustment or Variance approvals for the Land Division.***

Lot averaging is not proposed with this development.

Therefore, staff find that the criterion for approval does not apply.

- 7. *If phasing is requested by the applicant, the requested phasing plan meets all applicable City standards and provides for necessary public improvements for each phase as the project develops.***

The applicant states that development would occur in a single phase.

Therefore, staff find that the criterion for approval does not apply.

- 8. *The proposal will not eliminate pedestrian, utility service, or vehicle access to the affected properties.***

The proposal would not eliminate access to the affected properties. As described in response to Section 40.03 above (Attachment A), critical and essential facilities adequately serve the site.

Therefore, staff find that the proposal meets the criterion for approval.

- 9. *The proposal does not create a parcel or lot which will have more than one zoning designation.***

Each lot that comprises the subject site is currently zoned RC-OT. The proposed lot consolidation would not create a parcel with more than one zoning designation.

Therefore, staff find that the proposal meets the criterion for approval.

- 10. *Applications and documents related to the request requiring further City approval, shall be submitted to the City in the proper sequence.***

The applicant has submitted all documents related to this request for Replat Two approval. No additional applications or documents are needed at this time.

Therefore, staff find that the proposal meets the criterion for approval.

RECOMMENDATION

Based on the facts and findings presented, staff recommends **APPROVAL** of **LD2018-0042 (2nd and Lombard Apartments)**, subject to the applicable conditions identified in Attachment F.

**TP2018-0010
ANALYSIS AND FINDINGS FOR
TREE PLAN TWO APPROVAL**

Section 40.90.05 Tree Plan Applications: Purpose

Healthy trees and urban forests provide a variety of natural resource and community benefits for the City of Beaverton. Primary among those benefits is the aesthetic contribution to the increasingly urban landscape. Tree resource protection focuses on the aesthetic benefits of the resource. The purpose of a Tree Plan application is to provide a mechanism to regulate pruning, removal, replacement, and mitigation for removal of Protected Trees (Significant Individual Trees, Historic Trees, trees within Significant Groves and Significant Natural Resource Areas (SNRAs)), and Community Trees, thus helping to preserve and enhance the sustainability of the City's urban forest.

Section 40.45.15.5.C Approval Criteria:

In order to approve a Tree Plan Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied.

1. The proposal satisfies the threshold requirements for a Tree Plan Two application.

Threshold 1 of the Tree Plan Two application states;

- 1. Removal of five (5) or more Community Trees, or more than 10% of the number of Community Trees on the site, whichever is greater, within one (1) calendar year period...*

The applicant proposes to remove 43 Community Trees on site.

Therefore, staff finds that the proposal meets the criterion for approval.

2. All City application fees related to the application under consideration by the decision making authority have been submitted.

The applicant paid the required fee for a Tree Plan Two application.

Therefore, staff finds that the proposal meets the criterion for approval.

3. If applicable, removal of any tree is necessary to observe good forestry practices according to recognized American National Standards Institute (ANSI) A300-1995 standards and International Society of Arborists (ISA) standards on the subject.

The applicant proposes tree removal for the purposes of developing the property. No trees are proposed to be removed for good forestry practices.

Therefore, staff finds that the criterion is not applicable.

4. If applicable, removal of any tree is necessary to accommodate physical development where no reasonable alternative exists.

The applicant states that the 43 Community Trees on site are proposed to be removed to accommodate the physical development of the site. The project proposes full redevelopment of the site, which requires removal of the Community Trees.

Therefore, staff finds the proposal meets the criterion for approval.

5. If applicable, removal of any tree is necessary because it has become a nuisance by virtue of damage to property or improvements, either public or private, on the subject site or adjacent sites.

The applicant states that tree removal is intended to allow development of the site, and no nuisance trees exist. Staff concurs.

Therefore, staff finds that the criterion for approval does not apply.

6. If applicable, removal is necessary to accomplish public purposes, such as installation of public utilities, street widening, and similar needs, where no reasonable alternative exists without significantly increasing public costs or reducing safety.

The applicant states that all trees identified for removal are to accommodate private development.

Therefore, staff finds that the criterion for approval does not apply.

7. If applicable, removal of any tree is necessary to enhance the health of the tree, grove, SNRA, or adjacent trees, [or] to eliminate conflicts with structures or vehicles.

The applicant states that Tree removal has not been indicated as necessary for enhancing the health of the of any trees on site. Staff concurs.

Therefore, staff finds that the criterion for approval does not apply.

8. If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in a reversal of the original determination that the SNRA or Significant Grove is significant based on criteria used in making the original significance determination.

No SNRA or Significant Grove trees are on or adjacent to the site.

Therefore, staff finds that the criterion for approval does not apply.

9. If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in the remaining trees posing a safety hazard due to the effects of windthrow.

No SNRA or Significant Grove trees are on or adjacent to the site.

Therefore, staff finds that the criterion for approval does not apply.

10. The proposal is consistent with all applicable provisions of Section 60.60 Trees and Vegetation and Section 60.67 Significant Natural Resources.

Staff cites the Code Conformance Analysis chart at the end of the Tree Plan Staff Report, which evaluates the project as it relates to applicable code requirements of Sections 60.60 through 60.67, as applicable to the aforementioned criterion. As demonstrated on the chart, the proposal complies, or can be made to comply through conditions, with all applicable provisions of Chapter 60.60 and 60.67.

Therefore, staff find by meeting the Conditions of Approval, the proposal meets the criterion for approval.

11. Grading and contouring of the site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

This approval criterion is identical to Facilities Review approval criterion J found within Attachment A above. Staff incorporate the finding and associated condition of approval, as stated therein.

Therefore, staff find by meeting the Conditions of Approval, the proposal meets the criterion for approval.

12. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.

The submitted tree plan proposal contained all applicable submittal requirements necessary to be deemed complete.

Therefore, staff finds that the proposal meets the criterion for approval.

13. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

The applicant has submitted the required application materials for review of a Tree Plan Two application in the proper sequence. The Tree Plan Two application is being processed concurrently with the Design Review Two application (DR2018-0177). The Tree Plan Two application is dependent upon approval of the Design Review Two application, and as such staff recommends a condition of approval that the above mentioned applications be approved in order for this Tree Plan Two to be approved.

Therefore, staff finds that by meeting the conditions of approval the proposal meets the criterion.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **TP2018-0012 (2nd and Lombard Apartments)** subject to the conditions identified in Attachment F.

Code Conformance Analysis
Chapter 60.60 Trees and Vegetation & Chapter 60.67 Significant Natural Resources

CODE SECTION	CODE REQUIREMENT	PROJECT PROPOSAL	MEET STANDARD
60.60.15 Pruning, Removal, and Preservation Standards			
60.60.15.1A-B	Pruning Standards	The applicant does not proposal pruning.	N/A
60.60.15.2.A	Removal of Protected Trees must be in accordance with this section.	The proposed tree removal will comply with this section upon Tree Plan approval.	YES
60.60.15.2.B	Mitigation is required as set forth in 60.60.25	No mitigation is required for Community Trees	N/A
60.60.15.2.C.1-8	Standards for SNRA & Significant Groves	No surveyed non-exempt trees are proposed to be removed from the SNRA.	N/A
60.60.20 Tree Protection Standards During Development			
60.60.20.1	Trees shall be protected during construction by a 4' orange plastic fence and activity within the protected root zone shall be limited. Other protections measures may be used with City approval.	Any trees on abutting property adjacent to the development shall be protected.	YES w/ COA

CONDITIONS OF APPROVAL

2nd and Lombard Apartments – Design Review Two (DR2018-0177):

1. Approval of DR2018-0177 is subject to approval of ADJ2018-0177, TP2018-0022, and LD2018-0042. (Planning/SR)

A. Prior to issuance of the site development permit, the applicant shall:

2. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./JJD/CR)
3. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, current standards in place per the City Engineering Design Manual and Standard Drawings, Beaverton Development Code (Ordinance 2050, 4010 +rev.), the current standards in place per the Clean Water Services District, Design and Construction Standards, and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD/CR)
4. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions utilizing the process set out in the Beaverton Development Code, and the City Engineering Design Manual; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JJD/CR)
5. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management facilities including plantings, private streets, fire access and common driveway paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JJD/CR)
6. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD/CR)
7. Submit any required detailed water demand analysis (fire flow calculations) in accordance with the requirements of the Fire Code as adopted by the Tualatin Valley Fire and Rescue. If determined to be needed by the City Building Official, this analysis shall be supplemented by an actual flow test and evaluation by a professional engineer meeting the standards set by the City Engineer as specified in the Engineering Design Manual. (Site Development Div./JJD/CR)

8. Construct a new public water line across the site from Lombard to Franklin and any other public water system improvements determined necessary by the City Engineer. Any extra-capacity water facility improvements, as defined and determined by the City Engineer, shall be eligible for system development charge credits to be assigned to the development. (Site Development Div./JJD/CR)
9. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./JJD/CR)
10. Submit plans for erosion control per 1200-CN General Permit (DEQ/CWS/City Erosion Control Joint Permit) requirements to the City. The applicant shall use the plan format per requirements for sites between 1 and 4.99 acres adopted by DEQ and Clean Water Services. (Site Development Div./JJD/CR)
11. Provide final construction plans and a final drainage report demonstrating compliance with City surface water management requirements per Section 530, of City Resolution 4542 and with CWS Resolution and Order 2017-05. Plans must show access for a maintenance vehicle to all control structures unless otherwise specifically approved by the City Engineer. (Site Development Div./JJD/CR)
12. Obtain the City Building Official's courtesy review and approval of the proposed private site utility plans, if required by OAR 918-780-0040 for private plumbing needed to serve the private water, backflow prevention, storm and sanitary sewer systems outside the proposed building. (Site Development Div./JJD/CR)
13. Submit to the City a certified impervious surface determination of the proposed project prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces on the site. In addition, specific types of impervious area totals, in square feet, shall be given for roofs, equipment pads, parking lots and driveways, sidewalk and pedestrian areas, and any gravel or pervious pavement surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, modified existing impervious, the new impervious surface area created, and total final impervious surface area on the entire site after completion. (Site Development Div./JJD/CR)
14. Pay storm water system charges (CWS storm water quality and overall system conveyance, City storm SDC) for the proposal. The storm water quality development charge (\$1 per square foot of new impervious surface not draining to the proposed rain gardens, per CWS rates and charges) will be determined with the final impervious surface determination. The final City Storm Water SDC shall also be determined with the final impervious surface determination. (Site Development Div./JJD/CR)
15. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement for the on-site detention system and LIDA facilities (rain gardens), with maintenance plan and all standard exhibits for each

parcel, ready for recording with Washington County land records. (Site Development Div./JJD/CR)

16. Provide plans for street lights (Option C) along all street frontages and the placement of underground utility lines along street frontages, for affected services to existing lots. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding must be paid per Section 60.65 of the Development Code. (Site Development Div./JJD/CR)
17. Submit a grading plan showing that the lot has a minimum building pad elevation that is at least one foot higher than the maximum possible high water elevation (emergency overflow) of the storm water management facilities and show a safe overflow route. A minimum finish floor elevation shall be established based on service provision needs and whichever of the following three is highest in elevation: 1) at least two feet higher than the rim elevation of the downstream public sanitary sewer manhole; 2) two feet higher than the rim/overflow of the storm facility; and 3) as necessary to provide adequate fall per engineering and plumbing code standards to the furthest service point. (Site Development Div./JJD/CR)
18. Provide plans showing a City standard commercial driveway apron at the intersection of any private, common driveway and a public street. (Site Development Div./JJD/CR)
19. Provide plans showing that all sight obscuring fences near driveways or intersections are compliant with the Vision Clearance area requirements of the Engineering Design Manual. (Planning/SR)
20. Provide plans showing the rain gardens sized consistent with the needs described in Section 60.12.40.5.B.1 (Planning/SR)
21. Provide plans showing the rain gardens graded at no greater than a 2:1 slope, consistent with BDC Section 60.05.25.11. (Planning/SR)
22. Submit plans showing temporary tree fencing for all adjacent off-site trees potentially impacted by site improvements. (Planning/SR)
23. Provide a revised lighting plan showing compliance with the Technical Lighting Standards of the Development Code, including, but not limited to, photometrics and fixture heights. (Planning/SR)
24. Shall execute a covenant with the city for the purposes of rain garden maintenance consistent with the provisions of Section 60.12.45 of the Beaverton Development Code. (Planning Div./SR)

B. Prior to building permit issuance, the applicant shall:

25. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD/CR)

26. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./JJD/CR)
27. Provide proof of recording the necessary documents associated with the lot consolidation with Washington County Records, including any necessary easement quit claim deeds and a filed survey consistent with the approved site plan. (Site Development Div./JJD/CR)
28. Have submitted the paper copies of the draft final plat needed for City review and to the County Surveyor to begin processing. (Site Development Div./JJD/CR)
29. Provide plans demonstrating rooftop mechanical units are screened consistent with BDC Section 60.06.15.5. (Planning/SR)

C. Prior to final inspection and occupancy permit issuance of any building permit, the applicant shall:

30. Have substantially completed the site development improvements as determined by the City Engineer, including franchise utility relocation and streetlights being fully functional. (Site Development Div./JJD/CR)
31. Install or replace, to City specifications, all sidewalks, curb ramps and driveway aprons which are missing, damaged, deteriorated, or removed by construction along the site frontage. (Site Development Div./JJD/CR)
32. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./JJD/CR)
33. If a Source Control Sewage permit is required as determined by CWS, obtain permit from the Clean Water Services District (CWS) and submit a copy to the City Building Official. (Site Development Div./JJD/CR)
34. Have recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Div./JJD/CR)
35. Have installed the bicycle parking as approved. (Planning Div./SR)
36. Have installed street trees along all frontages consistent with plans marked "Exhibit A". (Planning Div./SR)
37. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/SR)
38. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/SR)

39. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit C", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/SR)
40. Ensure all landscaping approved by the decision making authority is installed. (Planning Div./SR)
41. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning Div./SR)
42. Ensure that the planting of all approved deciduous trees, except for street trees or vegetation approved in the public right-of-way, has occurred. Deciduous trees shall have straight trunks and be fully branched, with a minimum caliper of 1-1/4 inches and a minimum height of 8 feet at the time of planting, except that dwarf and compact varieties may be may be approved at any size. Deciduous trees may be supplied bare root provided the roots are protected against damage. Each tree is to be adequately staked. (Planning Div./SR)
43. All mechanical units, roof or ground mounted, must be screened from view of public streets and adjacent properties. (Planning Div./SR)

D. Prior to release of performance security, the applicant shall:

44. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./JJD/CR)
45. Submit any required on-site easements not already shown on the recorded plat, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div./JJD/CR)
46. Provide an additional performance security for 100 percent of the cost of plants, planting materials, and any maintenance labor (including irrigation) necessary to achieve establishment of the vegetation within the rain garden area, as determined by the City Engineer. If the plants are not well established (as determined by the City Engineer and City Planning Director) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record or landscape architect that documents any needed remediation. The remediation plan shall be completely implemented and

deemed satisfactory by the City Planning Director prior to release of the security.
(Site Development Div./JJD/CR)

2nd and Lombard Apartments – Land Division - Replat (LD2018-0042):

A. Prior to Approval of the final plat, the applicant shall:

47. Have commenced construction of the site development improvements to provide minimum critical public services (access graded, cored and rocked; wet utilities installed) as determined by the City Engineer and to allow for verification that the location and width of proposed rights of way and easements are adequate for the completed infrastructure, per adopted City standards. (Site Development Div./JJD/CR)
48. Show granting of any required on-site easements on the plat, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards in relation to the physical location of existing site improvements. (Site Development Div./JJD/CR)
49. Show dedication of twelve foot of right of way along the southern edge of the property. (Planning Div./SR)
50. Provide copies of the plat for city review. (Planning Div./SR)

2nd and Lombard Apartments – Tree Plan Two (TP2018-0012):

51. Approval of TP2018-0012 is subject to approval of DR2018-0177. (Planning/SR)

FIRE CODE / LAND USE / BUILDING REVIEW
APPLICATION**North Operating Center**

11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577
Fax: 503-642-4814

South Operating Center

8445 SW Elligsen Rd
Wilsonville, OR 97070
Phone: 503-259-1500
Fax: 503-259-1520

REV 10-23-2018

Project Information

Applicant Name: Kali Bader
Address: 10305 SW Park Way, Suite 204, Portland, OR 97225
Phone: (503) 222-7258
Email: kali@Rembold.com
Site Address: 4755 SW Lombard Ave. Beaverton, OR 97005
City: Beaverton
Map & Tax Lot #: TM: 1S115BC TL: 3900, 4100, 4101, 5000, 5400
Business Name: Rembold Properties, LLC
Land Use/Building Jurisdiction: City of Beaverton
Land Use/ Building Permit # DR2018-0177

Choose from: Beaverton Tigard, Newberg, Tualatin, North
Plains, West Linn, Wilsonville, Sherwood, Rivergrove,
Durham, King City, Washington County, Clackamas County,
Multnomah County, Yamhill County

Project Description

Construction of a 172-unit, five-story apartment
building with associated frontage improvements,
parking, landscaping, stormwater facilities, and
site utilities.

Permit/Review Type (check one):

- ☒ Land Use Review
☐ Site/Civil Project
☒ ~~Building Permit Review~~
☐ Emergency Radio Responder Coverage Install/Test
☐ LPG Tank (Greater than 2,000 gallons)
☐ Flammable or Combustible Liquid Tank Installation
(Greater than 1,000 gallons)
☐ Explosives Blasting (Blasting plan is required)
☐ Other Hazardous Materials (Exterior)
☐ TVFR/Fire Code Review (other)
☐ Tents, Canopies, or Temporary Membrane Structures
(in excess of 1,200 square feet)
☐ Temporary Haunted House or similar
☐ Ceremonial Fire or Bonfire
(For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # 2019-0006
Permit Type: SPL COB
Submittal Date: 4/4/19
Assigned To: DEM Nolan
Due Date: 4/11/19

Approval/Inspection Conditions
(For Fire Marshal's Office Use Only)**This section is for application approval only**

DEM Nolan 4/4/19
Fire Marshal or Designee Date

Conditions: See attached conditions

See Attached Conditions: ☒ Yes ☐ No

Site Inspection Required: ☒ Yes ☐ No
Call 503-259-1414 for inspections

This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature Emp ID Date



www.tvfr.com

Command & Business Operations Center
and North Operating Center
11945 SW 70th Avenue
Tigard, Oregon 97223-8566
503-649-8577

South Operating Center
8445 SW Elligsen Road
Wilsonville, Oregon
97070-9641
503-649-8577

Training Center
12400 SW Tonquin Road
Sherwood, Oregon
97140-9734
503-259-1600

FIRE DEPARTMENT ACCESS AND WATER SUPPLY PERMIT CHECKLIST

Project Name	Address and/or Legal Description	TVF&R Permit #
2ND & LOMBARD	4755 SW LOMBARD AVENUE BEAVERTON, OR 97005	
Description of Proposed Work:	Construction of a 172-unit, five-story apartment building with associated frontage improvements, parking, landscaping, stormwater facilities, and site utilities.	Jurisdiction: City of Beaverton
Bldg. Square Footage: 161,989	Type of Construction: Type IIIB	Fire Sprinklers: Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
Fire Alarms: Y <input type="checkbox"/> N <input type="checkbox"/>	Bldg. Height: (Measured to gutter line or top of parapet) 56 ft	

Complete checklist below if the submittal involves constructing or altering a building.

ITEM #	PROVIDED	N/A	REQUIREMENT	CODE REF
1	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/>	Fire service plans shall have all information on one plan sheet and labeled as FS-1.	OFC 105.4.2
2	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/>	Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (OFC 503.1.1)	OFC 503.1.1
3	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/>	Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround. Diagrams can be found in the corresponding guide located at: http://www.tvfr.com/DocumentCenter/View/1296 .	OFC 503.2.5 & D103.1
4	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/>	Buildings exceeding 30 feet in height or three stories in height shall have at least two separate means of fire apparatus access.	D104.1
5	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/>	Buildings or facilities having a gross building area of more than 62,000 square feet shall have at least two approved separate means of fire apparatus access. Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.	OFC D104.2
6	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/>	Multifamily projects having more than 100 dwelling units shall be provided with two separate and approved fire apparatus access roads. Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2. Projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus roads regardless of whether they are equipped with an approved automatic sprinkler system.	OFC D106
7	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<input type="checkbox"/>	Buildings with a vertical distance between the grade plane and the highest roof surface that exceeds 30 feet in height shall be provided with a fire apparatus access road constructed for use by aerial apparatus with an unobstructed driving surface width of not less than 26 feet. For the purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet walls, whichever is greater. Any portion of	OFC D105.1, D105.2

ITEM #	PROVIDED		N/A	REQUIREMENT	CODE REF
				the building may be used for this measurement, provided that it is accessible to firefighters and is capable of supporting ground ladder placement.	
8	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input checked="" type="checkbox"/>	Developments of one- or two-family dwellings, where the number of dwelling units exceeds 30, shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3. Exception: Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.	OFC D107
9	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	At least one of the required aerial access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial access road is positioned shall be approved by the Fire Marshal. Overhead utility and power lines shall not be located over the aerial access road or between the aerial access road and the building.	OFC D105.3, D105.4
10	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input checked="" type="checkbox"/>	Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the area to be served (as identified by the Fire Marshal), measured in a straight line between accesses.	OFC D104.3
11	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants and an unobstructed vertical clearance of not less than 13 feet 6 inches.	OFC 503.2.1 & D103.1
12	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input checked="" type="checkbox"/>	The fire district will approve access roads of 12 feet for up to three dwelling units (Group R-3) and accessory (Group U) buildings.	OFC 503.1.1
13	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input checked="" type="checkbox"/>	Where access roads are less than 20 feet and exceed 400 feet in length, turnouts 10 feet wide and 30 feet long may be required and will be determined on a case by case basis.	OFC 503.2.2
14	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input checked="" type="checkbox"/>	Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background.	OFC D103.6
15	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input checked="" type="checkbox"/>	Where required, fire apparatus access roadway curbs shall be painted red (or as approved) and marked "NO PARKING FIRE LANE" at 25 foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background	OFC 503.3
16	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet and shall extend 20 feet before and after the point of the hydrant.	OFC D103.1
17	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input checked="" type="checkbox"/>	Where access roads are less than 20 feet and exceed 400 feet in length, turnouts 10 feet wide and 30 feet long may be required and will be determined on a case by case basis.	OFC 503.2.2
18	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested.	OFC 503.2.3
19	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	The inside turning radius and outside turning radius shall not be less than 28 feet and 48 feet respectively, measured from the same center point.	OFC 503.2.4 & D103.3
20	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Fire apparatus access roadway grades shall not exceed 15%. Alternate methods and materials may be available at the discretion of the Fire Marshal (for grade exceeding 15%).	OFC D103.2
21	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input checked="" type="checkbox"/>	Turnarounds shall be as flat as possible and have a maximum of 5% grade with the exception of crowning for water run-off.	OFC 503.2.7 & D103.2

ITEM #	PROVIDED		N/A	REQUIREMENT	CODE REF
22	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Intersections shall be level (maximum 5%) with the exception of crowning for water run-off.	OFC 503.2.7 & D103.2
23	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Portions of aerial apparatus roads that will be used for aerial operations shall be as flat as possible. Front to rear and side to side maximum slope shall not exceed 10%.	OFC D103.2
24	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Gates securing fire apparatus roads shall comply with all of the following: 1. Minimum unobstructed width shall be not less than 20 feet (or the required roadway surface width). 2. Gates shall be set back at minimum of 30 feet from the intersecting roadway or as approved. 3. Electric gates shall be equipped with a means for operation by fire department personnel. 4. Electric automatic gates shall comply with ASTM F 2200 and UL 325.	OFC D103.5, & 503.6
25	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input checked="" type="checkbox"/>	Private bridges shall be designed and constructed in accordance with the State of Oregon Department of Transportation and American Association of State Highway and Transportation Officials Standards <i>Standard Specification for Highway Bridges</i> . Vehicle load limits shall be posted at both entrances to bridges when required by the Fire Marshal.	OFC 503.2.6
26	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project.	OFC Appendix B
27	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input checked="" type="checkbox"/>	Where a portion of a commercial building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided.	OFC 507.5.1
28	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input checked="" type="checkbox"/>	Where the most remote portion of a residential structure is more than 600 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the structure(s), on-site fire hydrants and mains shall be provided.	OFC 507.5.1
29	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway unless approved by the Fire Marshal.	OFC C102.1
30	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input checked="" type="checkbox"/>	Where fire hydrants are subject to impact by a motor vehicle, guard posts, bollards or other approved means of protection shall be provided.	OFC 507.5.6 & OFC 312
31	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	FDCs shall be located within 100 feet of a fire hydrant (or as approved). Hydrants and FDC's shall be located on the same side of the fire apparatus access roadway or drive aisle, fully visible, and recognizable from the street or nearest point of the fire department vehicle access or as otherwise approved.	OFC 912.2.1 & NFPA 13
32	Y <input type="checkbox"/>	N <input type="checkbox"/>	<input checked="" type="checkbox"/>	In new buildings where the design reduces the level of radio coverage for public safety communications systems below minimum performance levels, a distributed antenna system, signal booster, or other method approved by TVF&R and Washington County Consolidated Communications Agency shall be provided. http://www.tvfr.com/DocumentCenter/View/1296 . <ul style="list-style-type: none"> Emergency responder radio system testing and/or system installation is required for this building. Please contact me (using my contact info below) for further information including an alternate means of compliance that is available. If the alternate method is preferred, it must be requested from TVF&R prior to issuance of building permit. Testing shall take place after the installation of all roofing systems; exterior walls, glazing and siding/cladding; and all permanent interior walls, partitions, ceilings, and glazing. 	OFC 510, Appendix F, & OSSC 915
33	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	<input type="checkbox"/>	A Knox box for building access may be required for structures and gates. See Appendix B for further information and detail on required installations. Order via	OFC 506.1

ITEM #	PROVIDED		N/A	REQUIREMENT	CODE REF
				www.knoxbox.com or contact TVF&R for assistance and instructions regarding installation and placement.	



April 4th, 2019

Steven Regner
City Of Beaverton
12725 SW Millikan Way
Beaverton, Oregon 97076

Re: Lombard & 2nd Apartments TVFR permit # 2019-0006

Dear Steven Regner,

Thank you for the opportunity to review the proposed site plan surrounding the above named development project. Tualatin Valley Fire & Rescue endorses this proposal predicated on the following criteria and conditions of approval:

FIRE APPARATUS ACCESS:

1. **AERIAL APPARATUS OPERATIONS:** At least one of the required aerial access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial access road is positioned shall be approved by the fire code official. Overhead utility and power lines shall not be located over the aerial access road or between the aerial access road and the building. (D105.3, D105.4)
2. **NO PARKING SIGNS:** Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (OFC D103.6)

NO PARKING: Parking on emergency access roads shall be as follows (OFC D103.6.1-2):

1. 20-26 feet road width – no parking on either side of roadway (signage to indicate the no parking)
2. 26-32 feet road width – parking is allowed on one side (signage to indicate the no parking side)
3. Greater than 32 feet road width – parking is not restricted

Please paint and sign the aerial access lane.

3. **PAINTED CURBS:** Where required, fire apparatus access roadway curbs shall be painted red (or as approved) and marked "NO PARKING FIRE LANE" at 25 foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background (or as approved). (OFC 503.3)

All required fire lanes will be required to be painted red “No Parking Fire Lane”. This includes the fire lane for aerial access.

4. **FIRE APPARATUS ACCESS ROADS WITH FIRE HYDRANTS:** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet and shall extend 20 feet before and after the point of the hydrant. (OFC D103.1)
5. **SURFACE AND LOAD CAPACITIES:** Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC 503.2.3)
Please provide documentation that all fire lanes meet the required load capacities.
6. **AERIAL APPARATUS OPERATING GRADES:** Portions of aerial apparatus roads that will be used for aerial operations shall be as flat as possible. Front to rear and side to side maximum slope shall not exceed 10%.
7. **ACCESS DURING CONSTRUCTION:** Approved fire apparatus access roadways shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. Temporary address signage shall also be provided during construction. (OFC 3309 and 3310.1)

FIREFIGHTING WATER SUPPLIES:

8. **COMMERCIAL BUILDINGS – REQUIRED FIRE FLOW:** The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be determined in accordance with residual pressure (OFC Appendix B Table B105.2). The required fire flow for a building shall not exceed the available GPM in the water delivery system at 20 psi.
Note: Appendix B, Section B106, Limiting Fire-Flow is also enforced, save and except for the following:
 - In areas where the water system is already developed, the maximum needed fire flow shall be either 3,000 GPM or the available flow in the system at 20 psi, whichever is greater.
 - In new developed areas, the maximum needed fire flow shall be 3,000 GPM at 20 psi.
 - Tualatin Valley Fire & Rescue does not adopt Occupancy Hazards Modifiers in section B105.4-B105.4.1
9. **FIRE FLOW WATER AVAILABILITY:** Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B)
A fire Pump may be required. 500gpm @100psi needed at the roof top standpipe.

10. **WATER SUPPLY DURING CONSTRUCTION:** Approved firefighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (OFC 3312.1)

FIRE HYDRANTS:

11. **REFLECTIVE HYDRANT MARKERS:** Fire hydrant locations shall be identified by the installation of blue reflective markers. They shall be located adjacent and to the side of the center line of the access roadway that the fire hydrant is located on. In the case that there is no center line, then assume a center line and place the reflectors accordingly. (OFC 507)

BUILDING ACCESS AND FIRE SERVICE FEATURES

12. **KNOX BOX:** A Knox Box for building access is required for this building. Please contact the Fire Marshal's Office for an order form and instructions regarding installation and placement. (OFC 506.1)

13. **GATES:** Gates securing fire apparatus roads shall comply with all of the following (OFC D103.5, and 503.6):

1. Minimum unobstructed width shall be not less than 26 feet.
2. Gates shall be set back at minimum of 30 feet from the intersecting roadway or as approved.
3. Electric gates shall be equipped with a means for operation by fire department personnel
4. Electric automatic gates shall comply with ASTM F 2200 and UL 325.
5. No center mullion is allowed.

The unobstructed width of the gate shall not be less than 26 feet and a center mullion is not allowed.

14. **UTILITY IDENTIFICATION:** Rooms containing controls to fire suppression and detection equipment shall be identified as "Fire Control Room." Signage shall have letters with a minimum of 4 inches high with a minimum stroke width of 1/2 inch, and be plainly legible, and contrast with its background. (OFC 509.1)

15. **EMERGENCY RESPONDER RADIO COVERAGE:** In new buildings where the design reduces the level of radio coverage for public safety communications systems below minimum performance levels, a distributed antenna system, signal booster, or other method approved by TVF&R and Washington County Consolidated Communications Agency shall be provided. (OSSC 915.1, OFC 510.1, and Appendix F)

- a. Emergency responder radio system testing and/or system installation is required for this building. Please contact me (using my contact info below) for further information including an alternate means of compliance that is available. If the alternate method is preferred, it must be requested from TVF&R prior to issuance of building permit.**

Due to the size of this structure an Emergency responder Radio Coverage (ERRC) system will be required.

The customer has opted to go with the fee-in-lieu or MERC system. Reminder that the forms must be filled out and approved prior to issuance of building permits.

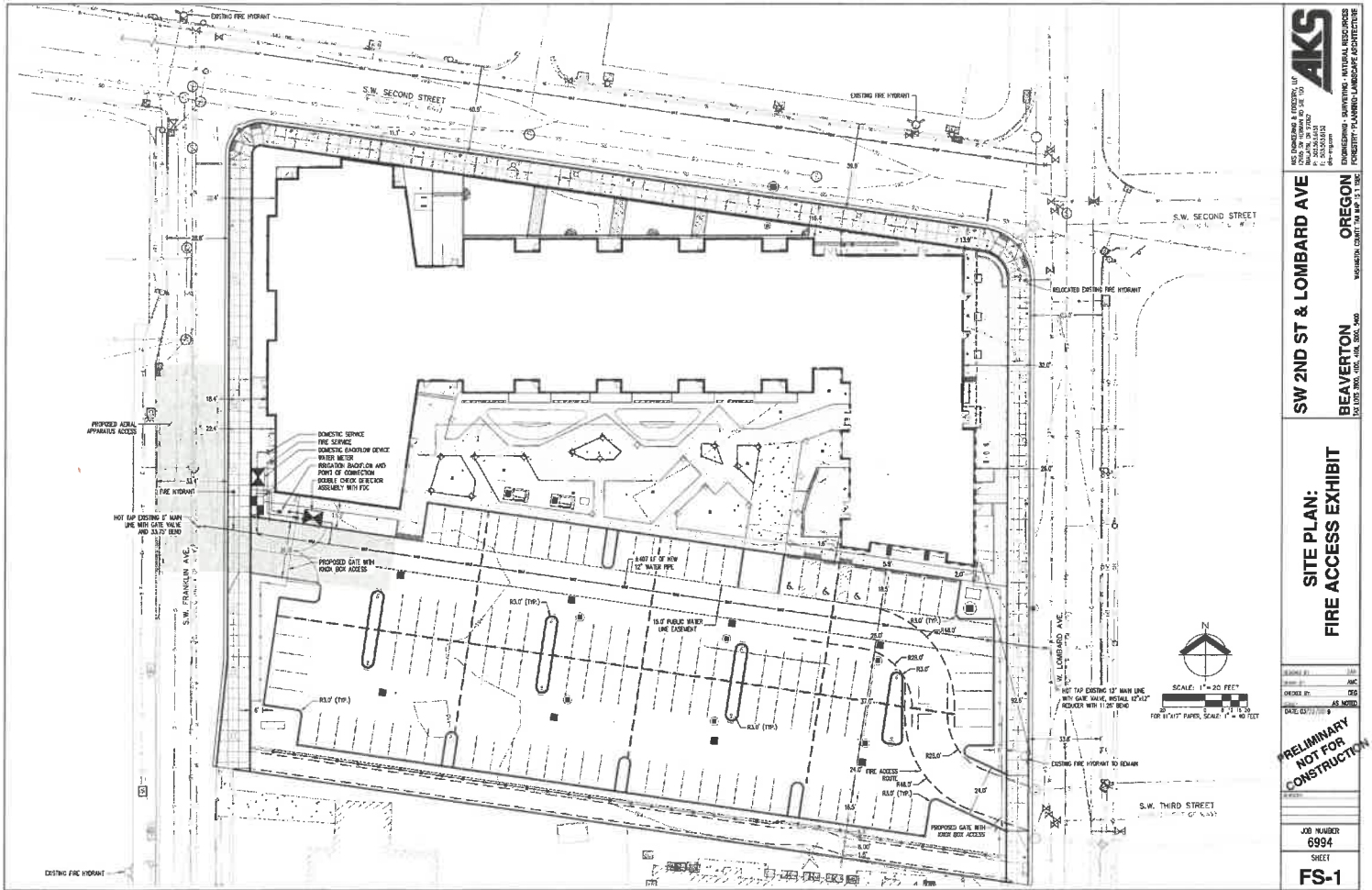
If you have questions or need further clarification, please feel free to contact me at (503) 649-8577.

Sincerely,

Doug Nolan

Doug Nolan
Deputy Fire Marshal II

Cc:

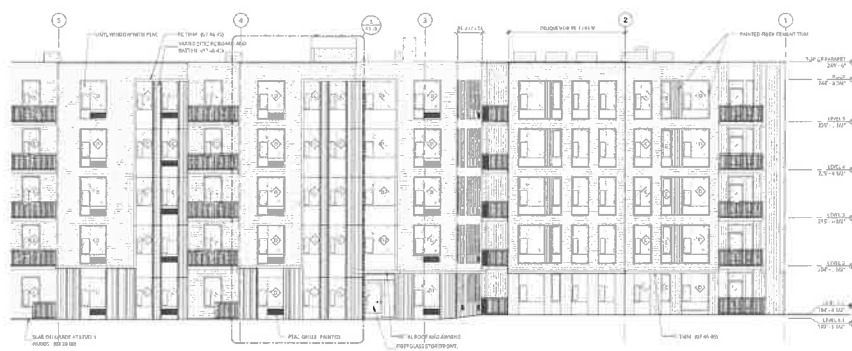


TUALATIN VALLEY FIRE & RESCUE
APPROVED.....☒
CONDITIONALLY APPROVED.....☐
APPROVAL OF PLANS IS NOT AN APPROVAL OF
OMISSIONS OR OVERSIGHTS.
SEE ATTACHED LETTER.....☒
Tom W. La 4/4/19
PLANS EXAMINER DATE

TUFR Permit # 2019-0006



1 NORTHEAST ELEVATION



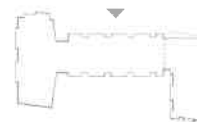
2 NORTHWEST ELEVATION

GENERAL NOTES - EXTERIOR ELEVATIONS

1. LIFT TO SHIFT APPLICABLE FOR VERTICAL MOTORS IF APPLICABLE IN ALL PORTIONS OF THE WORK IS
2. ELEVATIONS PROVIDED ARE RELATIVE TO SEA LEVEL FOR PROJECT DRAWING
3. LIFT SHIFT *2500* FOR VERTICAL SCHEDULE
4. SEE *00-00-00-00* SHEET "2" FOR DOOR SCHEDULING AND TYPES
5. SEE *00-00-00-00* ELEVATIONS AND WILL BE CHANGING FORWARD THEM, ENTER FOR SCALE

EXTERIOR - MATERIAL KEY

- [illegible]



32 NORTHWEST QUAY, SUITE 300
PORTLAND, OR 97209
T 503.745.7799

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
T 206.526.6161

1000 HUBBARD ST, SUITE 200
FALLS CHURCH, VA 22044-1000
T 703.271.3040

VERSO - 2ND AND LOMBARD
4755 SW LOMBARD AVENUE
BEAVERTON, OREGON

REMIHOLD PROPERTIES

BUILDING ELEVATIONS

GMP SET

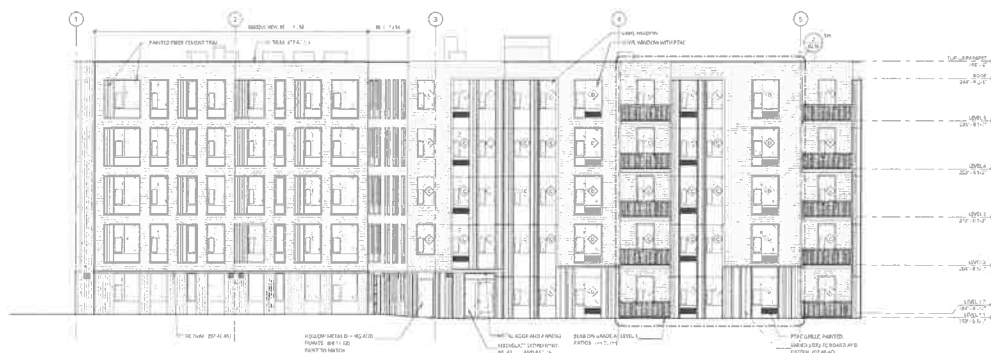
DATE _____

1000

FS-2



1 SOUTHEAST ELEVATION



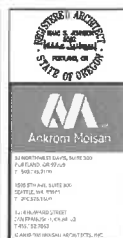
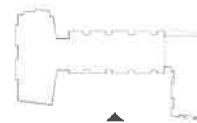
2 SOUTHWEST ELEVATION

GENERAL NOTES - EXTERIOR ELEVATIONS

1. REFER TO SHEET A-01 FOR PROJECT NOTES APPLICABLE TO ALL PORTIONS OF THE WORK.
2. ELEVATIONS NOTED ARE RELATIVE TO SEA LEVEL (SEE PROJECT DATUM).
3. SEE SHEET A-02 FOR WINDOW SCHEDULE.
4. SEE DOOR SCHEDULE SHEET J-2 FOR DOOR LOCATIONS AND TYPES.
5. SEE ENLARGED ELEVATIONS AND WALL SECTIONS FOR ADDITIONAL EXTERIOR DETAILS.

EXTERIOR - MATERIAL KEY

- MODULAR BRICK, GLAZED, BOND,
 (4 25 61)
 FIBER CEMENT LAP SIDING, PAINTED
 (87 44 46)
 EPS IN PLACE CONCRETE CURB
 (53 30 13)
 FIBER CEMENT PANEL, PAINTED
 (87 44 46)
 FIBER CEMENT BOARD, 1/2" THIN, PAINTED
 (87 44 46)



VERSO - 2ND AND LOMBARD
4755 SW LOMBARD AVENUE
BEAVERTON, OREGON

01/11/2011	01/11/2011	01/11/2011
------------	------------	------------

BUILDING ELEVATIONS

GMP SET

DATE	10/11/2019
TIME	18:15:30
LOCATION	

FS-3



VERSO - 2ND AND LOMBARD
1755 SW LOMBARD AVENUE
SEASVORTON, OREGON

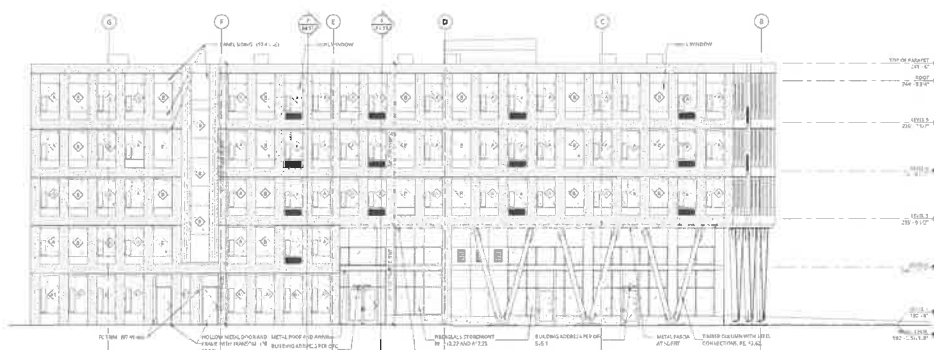
PERSON	DATE	REASON FOR ISSUE
--------	------	------------------

BUILDING ELEVATIONS

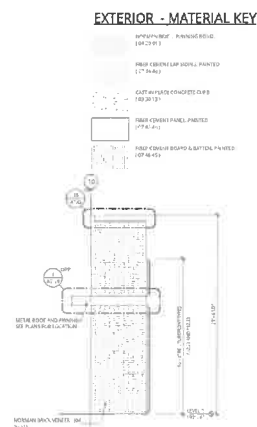
GMP SET

DATE	PROJECT NUMBER
3/22/2019	181570

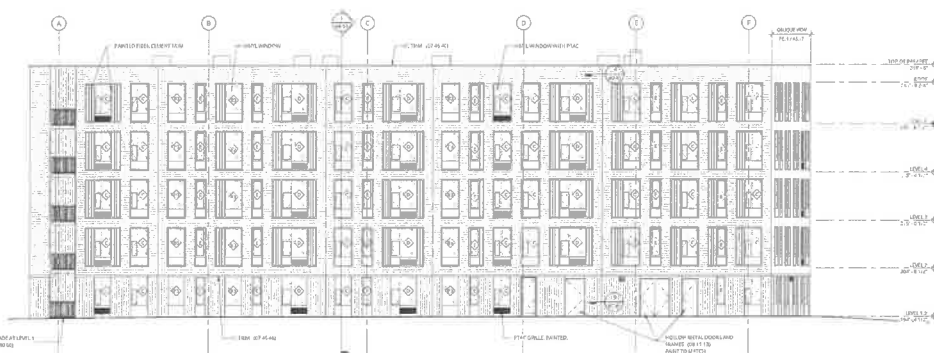
FS-4



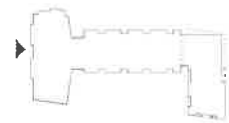
1 EAST ELEVATION

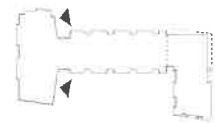
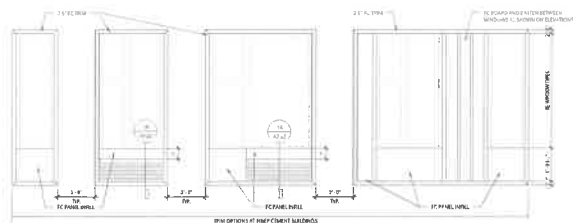
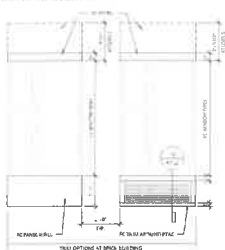
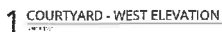


2 BRICK RETURN WALL



3 WEST ELEVATION





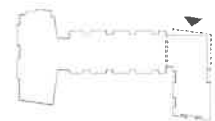


1. **NAME** (Last, first, middle initial)
 2. **DATE** (Month, day, year)
 3. **TIME** (Hour, minute, second)
 4. **LOCATION** (Room, building, campus)
 5. **REASON** (Why you are here)
 6. **HOW** (How you got here)
 7. **WHAT** (What you are doing)
 8. **WHO** (Who you are with)
 9. **HOW** (How you are feeling)
 10. **WHAT** (What you are thinking)
 11. **WHO** (Who you are talking to)
 12. **HOW** (How you are acting)
 13. **WHAT** (What you are saying)
 14. **WHO** (Who you are listening to)
 15. **HOW** (How you are reacting)
 16. **WHAT** (What you are doing next)
 17. **WHO** (Who you are going to see)
 18. **HOW** (How you are going to get there)
 19. **WHAT** (What you are going to do)
 20. **WHO** (Who you are going to be with)
 21. **HOW** (How you are going to feel)
 22. **WHAT** (What you are going to think)
 23. **WHO** (Who you are going to talk to)
 24. **HOW** (How you are going to act)
 25. **WHAT** (What you are going to say)
 26. **WHO** (Who you are going to listen to)
 27. **HOW** (How you are going to react)
 28. **WHAT** (What you are going to do next)
 29. **WHO** (Who you are going to see)
 30. **HOW** (How you are going to get there)
 31. **WHAT** (What you are going to do)
 32. **WHO** (Who you are going to be with)
 33. **HOW** (How you are going to feel)
 34. **WHAT** (What you are going to think)
 35. **WHO** (Who you are going to talk to)
 36. **HOW** (How you are going to act)
 37. **WHAT** (What you are going to say)
 38. **WHO** (Who you are going to listen to)
 39. **HOW** (How you are going to react)
 40. **WHAT** (What you are going to do next)
 41. **WHO** (Who you are going to see)
 42. **HOW** (How you are going to get there)
 43. **WHAT** (What you are going to do)
 44. **WHO** (Who you are going to be with)
 45. **HOW** (How you are going to feel)
 46. **WHAT** (What you are going to think)
 47. **WHO** (Who you are going to talk to)
 48. **HOW** (How you are going to act)
 49. **WHAT** (What you are going to say)
 50. **WHO** (Who you are going to listen to)
 51. **HOW** (How you are going to react)
 52. **WHAT** (What you are going to do next)
 53. **WHO** (Who you are going to see)
 54. **HOW** (How you are going to get there)
 55. **WHAT** (What you are going to do)
 56. **WHO** (Who you are going to be with)
 57. **HOW** (How you are going to feel)
 58. **WHAT** (What you are going to think)
 59. **WHO** (Who you are going to talk to)
 60. **HOW** (How you are going to act)
 61. **WHAT** (What you are going to say)
 62. **WHO** (Who you are going to listen to)
 63. **HOW** (How you are going to react)
 64. **WHAT** (What you are going to do next)
 65. **WHO** (Who you are going to see)
 66. **HOW** (How you are going to get there)
 67. **WHAT** (What you are going to do)
 68. **WHO** (Who you are going to be with)
 69. **HOW** (How you are going to feel)
 70. **WHAT** (What you are going to think)
 71. **WHO** (Who you are going to talk to)
 72. **HOW** (How you are going to act)
 73. **WHAT** (What you are going to say)
 74. **WHO** (Who you are going to listen to)
 75. **HOW** (How you are going to react)
 76. **WHAT** (What you are going to do next)
 77. **WHO** (Who you are going to see)
 78. **HOW** (How you are going to get there)
 79. **WHAT** (What you are going to do)
 80. **WHO** (Who you are going to be with)
 81. **HOW** (How you are going to feel)
 82. **WHAT** (What you are going to think)
 83. **WHO** (Who you are going to talk to)
 84. **HOW** (How you are going to act)
 85. **WHAT** (What you are going to say)
 86. **WHO** (Who you are going to listen to)
 87. **HOW** (How you are going to react)
 88. **WHAT** (What you are going to do next)
 89. **WHO** (Who you are going to see)
 90. **HOW** (How you are going to get there)
 91. **WHAT** (What you are going to do)
 92. **WHO** (Who you are going to be with)
 93. **HOW** (How you are going to feel)
 94. **WHAT** (What you are going to think)
 95. **WHO** (Who you are going to talk to)
 96. **HOW** (How you are going to act)
 97. **WHAT** (What you are going to say)
 98. **WHO** (Who you are going to listen to)
 99. **HOW** (How you are going to react)
 100. **WHAT** (What you are going to do next)



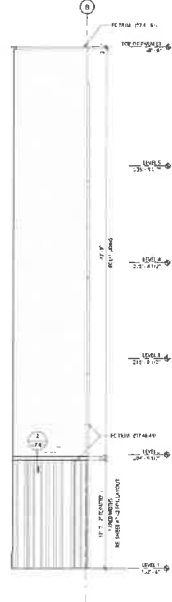


HOP MAN BRICK, FINISHED SOND.
 (4" x 2 1/2")
 FIRST FLOORS LAY, 1/2" THICK
 (67 44-45)
 CAST IN PLACE CONCRETE CURB.
 (6" x 12")
 FIRST FLOORS PANEL, FINISHED.
 (67 44-45)
 FIRST FLOORS BOARD & BATTEN, FINISHED.
 (67 44-45)

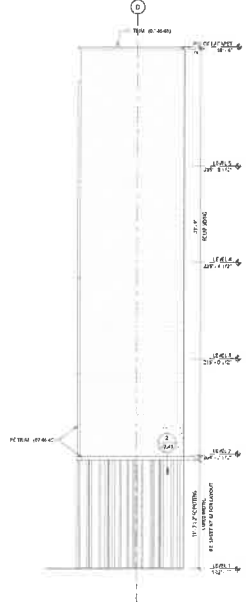




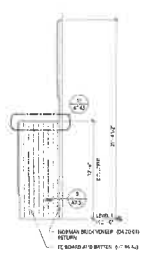
1 BRICK - SOUTH ELEVATION
100'-0" x 110'-0"



2 NE RETURN WALL
100'-0" x 110'-0"



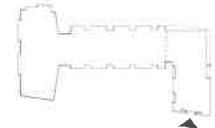
3 SE RETURN WALL
100'-0" x 110'-0"



4 FC RETURN WALL
100'-0" x 110'-0"

EXTERIOR - MATERIAL KEY

- 1. LIGHT GRAY BRICK, 8" x 8" x 16" (100-1001)
- 2. DARK GRAY BRICK, 8" x 8" x 16" (100-1002)
- 3. 1/2" THICK CONCRETE CURB (100-1003)
- 4. 1/2" THICK CONCRETE CURB (100-1004)
- 5. 1/2" THICK CONCRETE CURB (100-1005)
- 6. 1/2" THICK CONCRETE CURB (100-1006)
- 7. 1/2" THICK CONCRETE CURB (100-1007)
- 8. 1/2" THICK CONCRETE CURB (100-1008)
- 9. 1/2" THICK CONCRETE CURB (100-1009)
- 10. 1/2" THICK CONCRETE CURB (100-1010)



ANKRUM MOSS
ARCHITECTS
1000 2ND AVE. SUITE 300
SEATTLE, WA 98101
TEL: 206.461.1000
WWW.ANKRUMMOSS.COM

VERSO - 2ND AND LOMBARD
1000 2ND AVE. SUITE 300
SEATTLE, WA 98101
RENOVATION PROJECT

REVISION	DATE	DESCRIPTION
1	03/22/2018	ISSUED FOR PERMIT
2	03/22/2018	ISSUED FOR PERMIT
3	03/22/2018	ISSUED FOR PERMIT
4	03/22/2018	ISSUED FOR PERMIT
5	03/22/2018	ISSUED FOR PERMIT
6	03/22/2018	ISSUED FOR PERMIT
7	03/22/2018	ISSUED FOR PERMIT
8	03/22/2018	ISSUED FOR PERMIT
9	03/22/2018	ISSUED FOR PERMIT
10	03/22/2018	ISSUED FOR PERMIT

ENLARGED ELEVATIONS

GMP SET

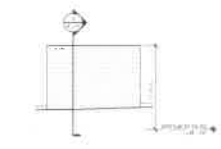
DATE	03/22/2018	PROJECT NUMBER	181579
DRAWN BY	181579	CHECKED BY	181579



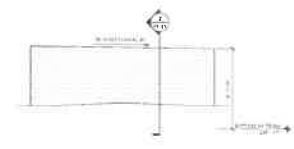
1 NORTH ELEVATION
54' x 110'

2 SOUTH ELEVATION
140' x 110'

3 NW RETURN WALL
54' x 10'



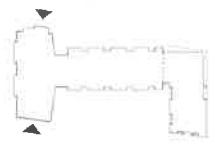
6 ELEVATOR PENTHOUSE - SHORT
6' x 10'



4 ELEVATOR PENTHOUSE - LONG
10' x 10'

EXTERIOR - MATERIAL KEY

- MODULAR BRICK PAVING AND BOND (10' x 10')
- PERFORATED CONCRETE PANEL, FINISHED (10' x 10')
- CUT POLYCAST CONCRETE CURB (10' x 10')
- PERFORATED CONCRETE PANEL, FINISHED (10' x 10')
- PERFORATED CONCRETE PANEL, FINISHED (10' x 10')
- PERFORATED CONCRETE PANEL, FINISHED (10' x 10')



Ankom Mason

ANALYSTS, DESIGNERS, ARCHITECTS
1000 S. 10TH AVE., SUITE 100
PORTLAND, OREGON 97204
TEL: 503.255.1234
WWW.ANKOMMASON.COM

VERSIO - 2ND AND LOMBARD
4000 SW OREGON AVENUE
BEAVERTON, OREGON

REMICLO PROPERTIES

ENLARGED ELEVATIONS

GMP SET

DATE: 3.22.2019
PAGE: 16 OF 17
FS-9



GENERAL NOTES - BUILDING SECTIONS

1. REF. TO SHEET AIDS FOR PROJECT NOTED APPLICABLE TO ALL PORTIONS OF THE WORK.
2. ELEVATIONS NOTED ARE RELATIVE TO SEALEL (100 BULGARIA DATUM).
3. SEE SHEET 223 AT 100 BULGARIA DATUM.
4. SEE ENLARGED ELEVATIONS AND WALL SECTIONS FOR ADDITIONAL DETAIL.



VERSO - 2ND AND LOMBARD
4755 SW LOMBARD AVENUE
BEAVERTON, OREGON

REMBOLD PROPERTIES

REF ID: A6	DATE	RECEIVED FOR REF ID: A6
------------	------	-------------------------

BUILDING SECTIONS

GMP SET

DATE	PROJECT NUMBER
3/22/2019	181570

FS-11



Tualatin Valley Fire & Rescue
Fire Flow and Hydrant Worksheet

North Operating Center
20665 SW Blanton Street
Aloha, OR 97007
Phone: 503-259-1400
Fax: 503-259-1224

Central Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577
Fax: 503-642-4814

South Operating Center
7401 SW Washo Court, Ste 101
Tualatin, OR 97062
Phone: 503-259-1500
Fax: 503-259-1520

Fire Flow and Hydrant Worksheet

This worksheet is required to be submitted to and approved by the Authority Having Jurisdiction (AHJ) before any permits for new building construction, building expansion or fire hydrants will be issued by any building department within the TVF&R District. For assistance completing this form, see the Fire Flow and Hydrant Worksheet Instructions or call the Operating Center nearest you.

SECTION 1 - Preparer Information

a. Preparer Name: Date:
Phone: Fax: E-mail:
b. Architect / Engineer of Record:
Phone: Fax: E-mail:

SECTION 2 - General Building Information

a. Project Name:
Project Address:
City: County: Zip:
b. Construction Type:
c. Total Bldg Area: sq ft (as defined by the OSSC)
Total Fire Area: sq ft (as defined by the OFC)
Bldg Fire Flow: GPM (base amount without adjustment for occupancy hazard classification)
d. Describe Fire Area: (If more than one fire area, include an 8 1/2 x 11 or 11 x 17 drawing indicating the various fire areas)

Fire area consists of residential units, residential common areas (hallways, lobbies, fitness room, amenity spaces), ancillary support assemblies (stairways, elevators), mechanical, electrical and plumbing spaces.

e. Type of Occupancy or Use of Building:

Fire Flow and Hydrant Worksheet (continued)

SECTION 3 - Occupancy Hazard

a. Percentage of Occupancy Hazard Classifications (see Worksheet Instructions - tables 1 and 2)

Occupancy Hazard Classification	Fire Area	Total Fire Area		Percent of Fire Area
Light Hazard	137695 SF	/ 142,695 SF	x 100	= 96.5 %
Ordinary Hazard Grp 1	5000 SF	/ 142,695 SF	x 100	= 3.5 %
Ordinary Hazard Grp 2 (HPCS I & II)	0 SF	/ 142,695 SF	x 100	= 0 %
Extra Hazard Grp 1 (HPCS III)	0 SF	/ 142,695 SF	x 100	= 0 %
Extra Hazard Grp 2 (HPCS IV & HH)	0 SF	/ 142,695 SF	x 100	= 0 %

Total must equal 100% 100 %

b. Calculated Fire Flow

Occupancy Hazard Classification	Factor	Fire Area	Fire Flow	Bldg Fire Flow
Light Hazard	0.75	x 97 %	x 8000 GPM	= 5790 GPM
Ordinary Hazard Grp 1	0.85	x 4 %	x 8000 GPM	= 238 GPM
Ordinary Hazard Grp 2	1	x 0 %	x 8000 GPM	= 0 GPM
Extra Hazard Grp 1	1.15	x 0 %	x 8000 GPM	= 0 GPM
Extra Hazard Grp 2	1.25	x 0 %	x 8000 GPM	= 0 GPM

c. Required Fire Flow with Occupancy Hazard Adjustment

6028 GPM

SECTION 4 - Minimum Number of Fire Hydrants Required

Refer to Table C105.1 below (2010 OR Fire Code, Appendix C) for the minimum number of hydrants required.

Required Fire Flow:

6028 GPM

**TABLE C105.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS**

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS
1,750 or less	1
2,000-2,250	2
2,500	3
3,000	3
3,500-4,000	4
4,500-5,000	5
5,500	6
6,000	6
6,500-7,000	7
7,500 or more	8 or more*

Fire Flow and Hydrant Worksheet (continued)

SECTION 5 - Reduction of Fire Flow

Reduced by 75% for an approved automatic sprinkler system, installed in accordance with NFPA 13 or NFPA 13R (choose multiplier 0.25 in Section 6).

SECTION 6 - Required Fire Flow

Fire Flow:

6028

GPM

x

0.25

1507

GPM

(Min. = 1500, Max. = 3000)

SECTION 7 - Available Fire Flow to the Building

Manually enter available fire flow here. Please attach documentation of the flow test that was conducted. It must include date, time and location of static/residual and flow hydrants, as well as the tester's name, phone number and address.

Test Results:

5168

GPM

March 13, 2019



City of Beaverton
PO Box 4755
Beaverton, OR 97076

RE: Hydrant Flow Test for SW 2nd and SW Lombard

To Whom It May Concern,

AKS Engineering & Forestry, LLC conducted fire hydrant flow test at the locations noted below on March 11, 2019. A Pollardwater HydrantPro FNST 2-1/2-in flow diffuser with pitot gauge was utilized to conduct the flow test. The pitot gauge reports both pressure and a calculated observed flow. The system pressure was observed on a nearby 'gauge' hydrant under static and flowed (residual) conditions which is utilized to estimate the projected hydrant flow at 20-PSI residual pressure. The following summarizes the results of the flow tests. Detailed reports for each hydrant flow test are provided as an attachment to this letter.

Test #	Location	Observed Flow (gpm)	Project Flow @ 20-PSI (gpm)
1	SW Corner of SW 2 nd and SW Lombard	1,364	7,118
2	SW Franklin at S entrance to Franklin & Tucker Apartments	1,404	5,168

Please contact me with any questions on this matter.

Sincerely,
AKS ENGINEERING & FORESTRY, LLC

John P. Christiansen, PE
Associate
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
503-563-6151 | johnc@aks-eng.com

Attachments: Hydrant Flow Reports, Hydrant Flow Map

3/14/2019



RENEWAL DATE: 12/31/19

HYDRANT FLOW TEST REPORT



Project Name/#/Address: #6994 - SE 2nd and Lombard - Beaverton

Client: Ankrom Moisan Architects

Date: 3/11/2019 Document Owner: John Christiansen

SAFETY PLAN

<input type="checkbox"/>	Notify fire department
<input checked="" type="checkbox"/>	Identify discharge point
<input checked="" type="checkbox"/>	Verify downstream
<input checked="" type="checkbox"/>	Traffic Control
<input checked="" type="checkbox"/>	Signage/Cones
<input checked="" type="checkbox"/>	PPE

Date/time of test: 3/11/19 @ 9:10-AM

Tested by: Waylon Knight (AKS)

Witness: Chad Lindberg (City of Beaverton)

Test duration: 3-minutes

FLOWED HYDRANT

1-F

Make: Clow

Static: 84 PSI

Residual(Pitot): 66 PSI

Inside diameter of outlet: 2.5 Inch

Discharge coeff: 0.9

Observed flow: 1,364 GPM

Flow method: Pollard Diffuser with Pitot

Ground elevation: 197 FT

Location description: SW Corner of SW 2nd and SW Lombard

GAUGE HYDRANT

1-G

Make: Clow

Static: 84 PSI

Residual: 81 PSI

Ground Elevation: 193 FT

Location Description: West side of SW Lombard St at 4855 SW Lombard St

PROJECTED FIRE FLOW

Projected Flow at 20-PSI: 7,118 GPM

NOTES/OBSERVATIONS

$$Q_{\text{Flowed}} = 29.84 * (P_{\text{pitot}}^{.5}) * (D_{\text{outlet}}^2)^{.5} * C$$

$$Q_{\text{Projected}} = Q_{\text{F}} * ((GS - P_{\text{design}})^{0.54}) / ((GS - GR)^{0.54})$$

HYDRANT FLOW TEST REPORT



Project Name/#/Address: #6994 - SE 2nd and Lombard - Beaverton

Client: Ankrom Moisan Architects

Date: 3/11/2019 Document Owner: John Christiansen

SAFETY PLAN

<input type="checkbox"/>	Notify fire department
<input checked="" type="checkbox"/>	Identify discharge point
<input checked="" type="checkbox"/>	Verify downstream
<input checked="" type="checkbox"/>	Traffic Control
<input checked="" type="checkbox"/>	Signage/Cones
<input checked="" type="checkbox"/>	PPE

Date/time of test: 3/11/19 @ 9:30-AM

Tested by: Waylon Knight (AKS)

Witness: Chad Lindberg (City of Beaverton)

Test duration: 3 minutes

FLOWED HYDRANT

2-F

Make: Waterous

Static: 88 PSI

Residual(Pitot): 70 PSI

Inside diameter of outlet: 2.5 Inch

Discharge coeff: 0.9

Observed flow: 1,404 GPM

Flow method: Pollard Diffuser with Pitot

Ground elevation: 208 FT

Location description: SW Franklin at S Entrance of Franklin & Tucker Apartments

GAUGE HYDRANT

2-G

Make: Mueller

Static: 87 PSI

Residual: 81 PSI

Ground Elevation: 208 FT

Location Description: East side of Franklin Ave at 4900 SW Franklin Ave

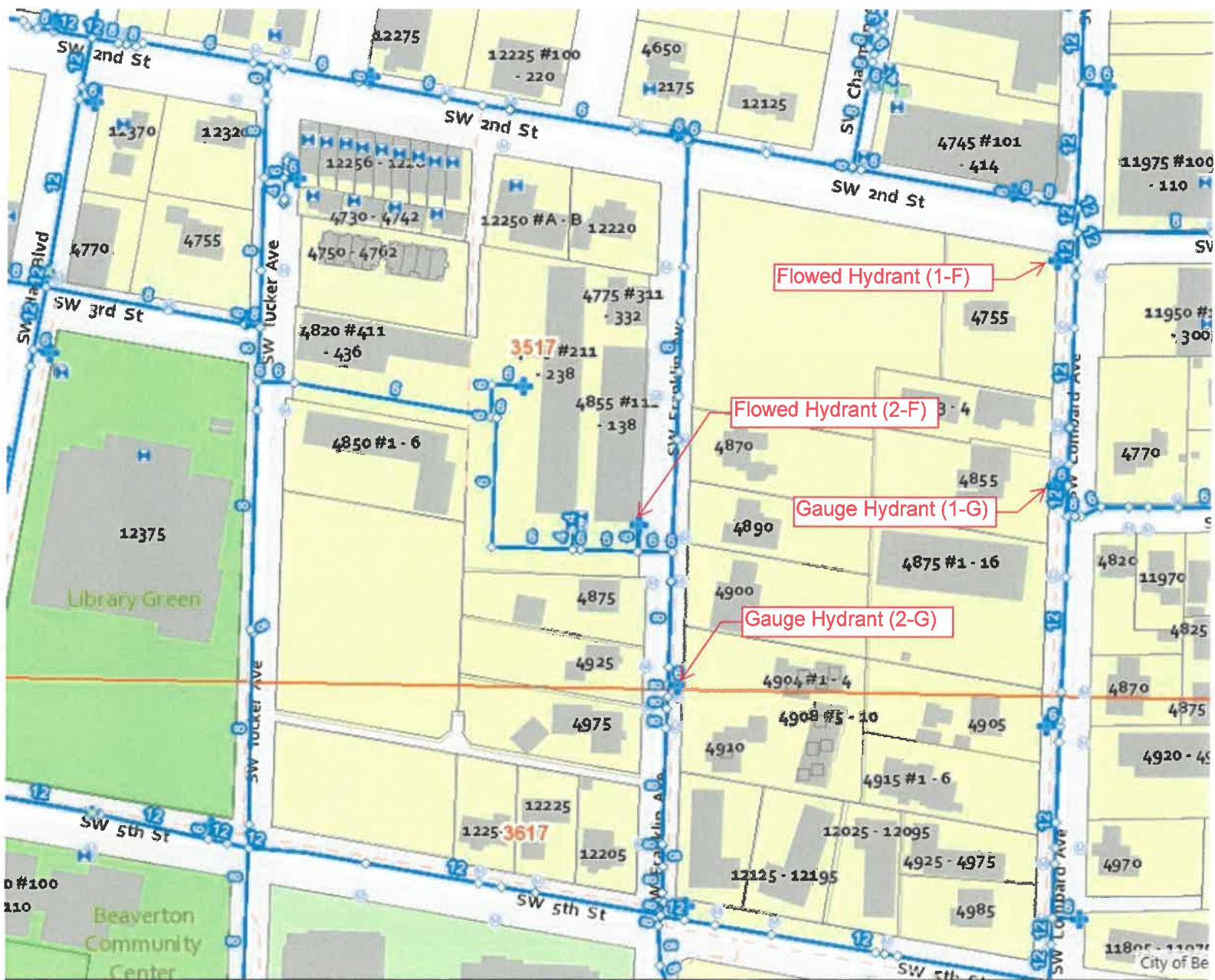
PROJECTED FIRE FLOW

Projected Flow at 20-PSI: 5,168 GPM

NOTES/OBSERVATIONS

$$Q_{\text{Flowed}} = 29.84 * (P_{\text{pitot}}^{.5}) * (D_{\text{outlet}}^2)^{.5} * C$$

$$Q_{\text{Projected}} = Q_F * ((GS - P_{\text{design}})^{0.54}) / ((GS - GR)^{0.54})$$


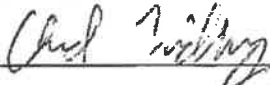
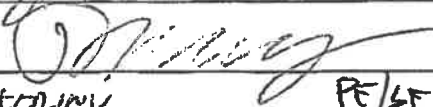


WATER FLOW TEST REPORT

General information	
LOCATION:	4755 SW Lombard, Beaverton OR
TEST BY:	Vannoy Mechanical & Plumbing
Test By:	City of Beaverton
WATER SUPPLIED BY:	City of Beaverton
PURPOSE OF TEST:	Fire Sprinkler Design
DATE:	1/22/19
TIME:	10:30

Flowing Hydrant:	
Number	0000
Elevation	Same as R. 9224
Location	Corner of 277 and Lombard (SW corner)
Size of Opening	2 1/2"
pitot at flow rate 1 (PSI)	72
Discharge at flow rate 1 (GPM)	1420
pitot at flow rate 2 (PSI)	
Discharge flow rate 2 (GPM)	

Static Hydrant:	
Number	
Elevation	Same as Flowing Hydrant
Location	Corner of 272 and Lombard (NW corner)
Static reading (PSI)	88
Residual at flow rate 1 (PSI)	81
Residual at flow rate 2 (PSI)	

signatures		PRINT	SIGN	TITLE
Contractor representative	x	Ivan Krawtski		Engineer
Contractor representative	x			
water purveyor	x	Chad Trilling		
Whitness (PE)	x	Troy Lyder		PE/SE

LYDER ENGINEERING

Steven Regner

From: Stacey <stacey_glenewinkel@yahoo.com>
Sent: Monday, March 18, 2019 8:08 PM
To: Steven Regner
Subject: 2ND AND LOMBARD APARTMENTS ADJ2018-0009 / DR2018-0177 / LD2018-0042 / TP2018-0012

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Regner,

I am writing in regards to the 2ND AND LOMBARD APARTMENTS ADJ2018-0009 / DR2018-0177 / LD2018-0042 / TP2018-0012. Specifically, the developer's request to remove community trees from the site. Beaverton has a long history of protecting and preserving our community trees for their inherent value to our neighborhood, culture and environment. Trees play an important role in fighting climate change and we need to preserve them. I am requesting that you deny the request to remove any trees older than 50 years. These are valuable assets that are enjoyed by many people in the neighborhood.

Thank you
Stacey Glenewinkel

Sent from my iPad